

Certification

This Development Control & Promotion Regulation – 2034 is sanctioned by the State Government vide notification / corrigendum Nos.

1. TPB -4317/629/CR-118/2017/DP/UD-11 dated 08/5/2018,
2. TPB-4317/629/CR-118/2017/DP/UD-11 dated 22/6/2018,
3. TPB- 4317/629/CR-118/2017/DP/UD-11 dated 29/6/2018,
4. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11 dated 21/9/2018,
5. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11 dated 23/10/2018
6. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11 dated 12/11/2018




Deputy Secretary
Urban Development Deptt.
Mantralaya, Mumbai - 32



महाराष्ट्र शासन राजपत्र

भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक २०]

गुरुवार ते बुधवार, मे १७-२३, २०१८ / वैशाख २७-ज्येष्ठ २, शके १९४०

[पृष्ठे १०७२

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 8th May 2018.

NOTIFICATION

No. TPB. 4317/629/CR-118/2017/DP/UD-11—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “ the said Corporation ”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred as “ the said act ”).The first Development Plan prepared by the said Corporation, was sanctioned in the year 1964-1967. Thereafter, the said Corporation revised the first Development Plan as per provisions of the said act, and said revised Development Plan was sanctioned by State Government in the year 1991-1994. The last part of said Revised Development Plan was sanctioned on 4th March 1994 and has come into force accordingly ;

And whereas, the said Corporation *vide* their Resolution No.767, dated 20th October 2008 declared their intention to revise the Sanctioned Revised Development Plan of Greater Mumbai within its jurisdiction as laid down under section 38 read with section 23(1) of the said act. Accordingly, notice to that effect, was published in the *Official Government Gazette* on 1st July 2009. Thereafter the survey of Existing Land Use of the entire area within the jurisdiction of the said Corporation was carried out as laid down under section 25 of the said Act and the Existing Land Use maps were prepared ;

And whereas, the said Corporation had prepared the Draft Revised Development Plan along with Development Control Regulations and after obtaining sanction from General Body, *vide* Resolution No.1195 dated 23rd February 2015 published a Notice in the *Maharashtra Government Gazette* dated 25th February 2015 under sub-section (1) of section 26 of the said act for inviting suggestions/ objections from general public on the Draft Revised Development Plan ;

And whereas, the suggestions/objections received by the said Corporation in respect of errors in Draft Revised Development Plan and representations from organization, general public, members of Legislative Assembly/Council, the State Government has issued direction *vide* letter dated 23rd April 2015 under section 154(1) of the said Act, to the said Corporation to revamp/

(१)

recast the draft revised Development Plan after examining all the errors on the basis of existing site conditions and its merits by considering the planning and legal issues and republish the Draft Revised Development Plan after incorporating all the corrections for the purpose of inviting suggestion/objections as per the provision of section 26 of the said Act ;

And whereas, as per direction of the State Government, the Draft Revised Development Plan along with Development Control Regulations were prepared by the said Corporation within the time extension granted under section 26(A) introduced by the way of an ordinance No. XVIII of 2015, dated 29th August 2015 by the State Government and after obtaining sanction from General Body, *vide* Resolution No.307 dated 27th May 2016, a notice for inviting suggestions/objections from the general public as required under the provision of sub-section (1) of section 26 the said Act is republished in the *Maharashtra Government Gazette* dated 27th May 2016 (hereinafter referred to as “ the said Draft Development Plan ”) ;

And whereas, the Planning Committee constituted under section 28(2) of the said Act, has considered the suggestions and / or objections to the said Draft Development Plan received within stipulated period by the said Corporation and submitted their report along with their recommendations to the said Corporation under section 28(3) of the said Act on 6th March 2017 ;

And whereas, after considering the report of the Planning Committee, the said Corporation *vide* its Resolution No.393, dated 31st July 2017 has sanctioned the Draft Development Plan with modifications or changes carried out by Planning Committee subject to the modifications suggested by the said Corporation, which were published under section 28(4) of the said Act and submitted in accordance with the provisions of sub-section (1) of section 30 of the said Act, to the State Government for sanction *vide* letter dated 2nd August 2017 ;

And whereas, in accordance with sub-section (1) of section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has accorded sanction to the Draft Development Plan (Part) of Greater Mumbai in K/E, S, G/S Ward *vide* notification No. TPB. 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and notification No. TPB. 4317/778/CR-267/2017/UD-11, dated 7th February 2018 ;

And whereas, the Director of Town Planning, *vide* his Marathi letter. No.1225, dated 21st February 2018 has submitted his Report on the modified Draft Development Plan and the Draft Development Control and Promotion Regulations in respect of proposal of Development plan of Greater Mumbai 2034 to Government for sanction ;

And whereas, in accordance with provisions of sub section (1) of section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan of Greater Mumbai with modification shown in **SCHEDULE-A** appended to this **Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, Dated 8 May 2018** excluding the **substantial Modification** as shown in **SCHEDULE-B** appended hereto.

Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the Said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :—

(A) Accords Sanction to the Draft Development Plan 2034 of Greater Mumbai excluding the part portion of sanctioned Development Plan *vide* Notification dated 9th November 2017 and 7th February 2018. with following policy notes and conditions which are applicable to entire Development Plan 2034.

(1) The word used on Plan/Report/DCPR as “designated” for the purpose of showing respective existing facilities/amenities shall be changed to “Existing”. So the prefix “D” at all the places shall be replaced by prefix “E” eg. DE, DOS, DSA etc shall be changed to EE, EOS, ESA etc.

(2) If the commissioner found that the designation shown on plan is not as per site condition and it is a draftsman's error, he may pass a suitable specific order to correct it and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to Government in Urban Development Department and the Director of Town Planning, Maharashtra State, Pune for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him :

Provided that such proposal shall be submitted by the concerned land owner to the commissioner within a period of 3 months from the date on which the D.P. come into force and commissioner shall take the decision on it within next 6 months.

(3) All the reservations proposed on the layout R.G. shall be deleted by the commissioner under his special permission, as and when noticed or brought to the notice to him. For such deletion the commissioner shall pass a special well reasoned, speaking order, modifying Development Plan to that effect and copy of such order along with certified part plan showing such modification in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(4) Where Public Parking Lots (PPL) has been proposed or developed on Partial land or on some floors of Residential/Commercial buildings and on such lands, under the provisions of regulations, Where the proposed reservation/designation of Public Parking Lot (PPL) is shown in Development plan, then all such reservation/designation shall deemed to be deleted and land under such reservation/designation shall be included in the adjoining pre-dominant land use.

(5) Where the public parking lots (PPL) have been handed over to Municipal Corporation after development by getting the approval of Corporation then such sites be shown as existing Public Parking Lot (PPL).

(6) The reservations for Petrol pump are proposed to be sanctioned as proposed under section 30 of MR & TP Act, 1966.

(7) Alignment of nalla shall be considered as continuous even if it is shown as broken in some part due to covered portion if such broken alignment come into notice or brought to the notice of the commissioner, he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(8) The designation shown for petrol pump on Development Plan shall be considered only up to the minimum area and access as otherwise required under these regulations for the user of petrol pump. Excess area of such designation shall be considered as deleted from such designation. If it is brought to the notice of Commissioner then he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(9) 30m buffer line is shown on Development Plan along last track of railway line. If any deviation is found regarding this 30m distance, then the commissioner shall correct such line and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in

Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(10) At the time of Implementation, if the alignment of coastal road varies from the alignment shown on D.P. due to site situation, then such variations shall be permitted and the alignment on DP shall be treated as stand modified to that effect. The area released due to such deviation shall be considered as included in adjoining zone.

(11) The appropriate authority for all the reservation for “Government Office” shall be changed to “PWD/GAD”.

(12) Where the I to R/C proposal is sanctioned by Corporation but still the land under such proposal is shown in industrial zone, then notwithstanding to that, separate permission for I to R/C shall not be required and no any procedure to that effect is necessary.

(13) In case of sanctioned I to R/C proposals once the amenity space is handed over and final Occupancy Certificate is granted, the zone of such lands shall be treated as the zone for which it is converted even if they are shown as Industrial on D.P.

(14) In case of sanctioned Accommodation Reservation proposals, if the share of MCGM along with the construction if any thereon is handed over and final Occupation Certificate is granted to it, then the share of land retained with the owner shall be declared as free from reservation by the commissioner and he shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(15) If the land shown as a Natural Area (N.A.), does not fulfills the criteria set for it, then the commissioner, with the prior approval from the Government, under his special permission shall pass a well reasoned order to consider that land is in No Development Zone/Special Development Zone (NDZ/SDZ). In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(16) If any reservation in the earlier sanctioned Development Plan is lapsed in pursuance of notice under section 49 or 127 of the MRTP Act, 1966 or as directed by the Hon. High court/Supreme Court in respect of such notice, then the corresponding reservation shall stand lapsed in the Revised Development Plan to the extent of area covered in the said notice.

(17) The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26(i.e. 27th May 2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/consent term if any/court order if any, in this regard.

Provided that the above provision shall also be applicable to the land allotted by the MCGM/ MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.

(18) Reservation for which the appropriate authority is shown a private person/private institute shall be considered to be lapsed. The development permission on such land shall be permitted as otherwise permissible on the adjoining land and as per the DCR 2034.

(19) In case of any variation proposal to the final TPS is sanctioned by the government, the proposals of the final D.P. stands modified to that effect.

(20) If the SRS is sanctioned considering proposals of 1991 Development Plan and also by rearranging the reservations and road proposals of 1991 D.P. and such sanction is still valid and if new reservations are proposed in 2034 D.P. on such land then new reservations of 2034 D.P. shall be deemed to be deleted. In such cases, the rearranged proposal as per sanctioned SRS if any shall prevail over 2034 D.P.

(21) Where layouts are approved and IOD granted prior to 27th May 2016 (*i.e.* date of publication of D.P. under section 26 of MRTP) which are valid then the proposals of 1991 D.P., on such land shall prevail over proposal under 2034 D.P.

(22) Draftsman's error - Draftsman's errors which are required to be corrected as per actual situation on site and / or correction in existing boundaries of the establishments is required to be corrected as per city survey record or revenue record or as per acquisition and possession of lands or as per valid sanctioned layout etc. may be corrected by the Municipal Commissioner. In respect of High Tension Line, the alignment shown on D.P. is to be corrected or deleted wherever required by the Municipal Commissioner in consultation with the concerned department. However, due to shifting or deletion of such High Tension Line, the land use zone of lands (before shifting) under H.T. Line shall be the zone of adjoining land.

The Municipal Commissioner, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(23) The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.

(24) The private or rental premises shown as designated in Public-Semipublic zone/use will continue to be in public-semipublic zone/use as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification Commissioner may pass a suitable specific order to correct it and shall issue a written, well-reasoned, speaking order modifying Development Plan to that effect and copy of such order along with certified part plan in original shall be forwarded to the Director of Town Planning, Maharashtra State, Pune and Government in Urban Development Department for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

(25) On lands acquired for public purpose from the earlier Sanctioned Development Plan where reservation is continued in this revised Development Plan for the another public purpose, in such cases such lands shall be available as per revised Development Plan reservation for public purpose.

(26) Existing Features Shown On Development Plan - The existing features shown on Development Plan are indicative and stand modified on Development Plan as per actual position. Merely mention of particular existing use on Development Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

(27) Wherever the boundaries of Gaathan/Koliwada/Adivasi Pada are not shown on the Development Plan will be considered as and when the same is finalized by the Revenue Department.

(28) Every order passed by the commissioner, involving changes in D.P. proposals shall be send along with part plan to the Director of Town Planning, Maharashtra State, Pune and Government of Maharashtra in Urban Development Department for record purpose.

(B) Accords sanctioned to the Draft Development control and promotion regulations - 2034 for Greater Mumbai excluding the part portion specified in Schedule-B and more specifically given in the booklet available on the Government website.

(C) Extends the period prescribed under section 31(1) of the Said Act, for sanctioning the Said Development Plan upto and inclusive of the date of this notification.

(D) Fixes the date, one month after publication of this Notification in the *Official Gazette* to be the date on which the said sanctioned Development Plan of Greater Mumbai-2034 shall come into force.

The aforesaid part Final Development Plan of Greater Mumbai Sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, at the office of the—

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ' E ' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of Governor of Maharashtra.

PRADEEP GOHIL,
Under Secretary to Government.



महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ४, अंक २६]

शुक्रवार, जून २२, २०१८/आषाढ १, शके १९४०

[पृष्ठे २, किंमत : रुपये ११.००

असाधारण क्रमांक ३६

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 22nd June, 2018

CORRIGENDUM

No. TPB-4317/629/CR-118/2017/DP/UD-11.—Whereas, in accordance with the provisions of sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”), the State Government *vide* Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan of Greater Mumbai with modification shown in SCHEDULE-A appended to the said Notification excluding the substantial Modification as shown in SCHEDULE-B appended to the said Notification;

And whereas, copies of sanctioned Development Plan are not yet uploaded on Government / MCGM web site. And whereas, due to unavailability of Sanctioned Development Plan to General Public, it is necessary to extent date on which the Sanctioned Development Plan will come into force. And whereas, for that purpose corrections is needed in the said notification and for that purpose it is necessary to issue a Corrigendum to the said Notification.

Now, therefore, this Corrigendum is issued to the said Notification as mentioned in Annexure-I appended hereto.

Copy of this Corrigendum is kept open for the inspection of the public in the following offices during office hours on all working days.

- (1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.
- (2) Deputy Director of Town Planning, Greater Mumbai, ‘E’ Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम).

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

SANJAY BANAIT,
Deputy Secretary to Government.

(१)

**(Appended to the Urban Development Departments Corrigendum
No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 22nd June, 2018)**

Corrigendum to Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018.

CORRIGENDUM

Para of Notification	Instead of	Read as
D	D) Fixes the date, one month after publication of this Notification in the <i>Official Gazette</i> to be the date on which the said sanctioned Development Plan of Greater Mumbai-2034 shall come into force.	D) Fixes the date, one month after publication of this Notification in the <i>Official Gazette</i> 1/09/2018 to be the date on which the said sanctioned Development Plan of Greater Mumbai-2034 shall come into force.

SANJAY BANAIT,
Deputy Secretary to Government



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक २७]

शनिवार, जून ३०, २०१८/आषाढ ९, शके १९४०

[पृष्ठे ४०, किंमत : रुपये ११.००

असाधारण क्रमांक ३८

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०२१, दिनांक २९ जून २०१८

अधिसूचनेस शुद्धिपत्रक व पूरकपत्र

क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करण्यात आलेला आहे.) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्रमांक टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख “उक्त अधिसूचना” असा करण्यात आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना, २०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले मंजुरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजुरी दिली आहे आणि शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुद्धिपत्रक दिनांक २२ जून २०१८ रोजी पारित केले आहे ;

आणि ज्याअर्थी, उक्त अधिसूचनेत आणि परिशिष्ट-अ मध्ये काही टंकलेखनाच्या त्रुटी व चुका असल्याचे निदर्शनास आले आहे आणि त्याकरिता सोबत जोडलेले जोडपत्र I मध्ये नमूद केलेले शुद्धिपत्रक व पूरकपत्र निर्गमित करणे आवश्यक आहे ;

आणि त्याअर्थी, उक्त अधिसूचनेत व परिशिष्ट-अ मध्ये अशा सुधारणा करण्यासाठी जोडपत्र-I मध्ये नमूद केल्याप्रमाणे शुद्धिपत्रक व पूरकपत्र निर्गमित करण्यात येत आहे.

उक्त अधिसूचनेस शुद्धिपत्रक व पूरकपत्राची प्रत नागरिकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहील :—

(१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आज्ञाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर अधिसूचनेस शुद्धिपत्रक व पूरकपत्र महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,
शासनाचे अवर सचिव.

(१)

जोडपत्र-१

(नगरविकास विभागाकडील शुद्धीपत्रक व पूरकपत्र क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक २९ जून २०१८ सोबतचे जोडपत्र)

(अ) अधिसूचना क्रमांक टीपीबी. ४३१७/६३९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ ला शुद्धीपत्रक.

अधिसूचनेस शुद्धीपत्रक

अधिसूचनेतील परिच्छेद (१)	या ऐवजी (२)	असे वाचावे (३)
17	<p>17. The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26 (i.e. 27.05.2016) which are valid, shall prevail, irrespective of the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard. :</p> <p>Provided that the above provision shall also be applicable to the land allotted to the land allotted by the MCGM/MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>	<p>17. The Proposal of the 1991 D.P. on the Government lands, which are granted by the Government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P.2034 under section 26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any / court order if any, in this regard. :</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM / MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, modifications sanctioned by Government u/s 37 of MRTP Act, 1966 to the proposal of 1991, D.P. which are not incorporated in 2034 D.P. shall prevail irrespective of any proposal in 2034 D.P. Provided further that, such proposals shall be submitted by the allottee/applicant to the Commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 29th June 2018.

Corrigendum and Addendum to Notification

No. TPB. 4317/629/CR-118/2017/DP/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”), the State Government *vide* Notification No. 4317/629/CR-118/2017/DP/UD-11, dated 8th may 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification and Government has issued corrigendum of even number dated 22nd June 2018 to the said Notification ;

And Whereas, it is noticed that there are some typographical Errors and mistakes, in the said Notification and SCHEDULE-A and for that purpose it is necessary to issue a Corrigendum and Addendum for the same as mentioned in Annexure-I, appended hereto ;

Now, therefore, this Corrigendum and addendum is issued in respect of such corrections and additions in the said Notification and SCHEDULE-A as mentioned in Annexure-I appended hereto.

Copy of this Corrigendum and Addendum is made available for the inspection of the public in the following offices during office hours on all working days for period of thirty days.

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ‘ E ’ Block ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notification Shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in **(Acts and Rules)**.

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

PRADEEP GOHIL,
Under Secretary to Government.

Annexure-1

Appended to the Urban Development Departments Corrigendum and Addendum No. TPB-4317/629/CR-118/2017/DP/UD-11,
dated 29th June 2018

(A) Corrigendum to Notification No. TPB. 4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018.

Corrigendum to Notification

Para of Notification (1)	Instead of (2)	Read as (3)
17	<p>17. The proposal of the 1991 D.P. on the government lands, which are granted by the government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P. 2034 under section 26 (i.e. 27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any/court order if any, in this regard.</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM/MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court.</p> <p>Provided further that, such proposals shall be submitted by the allottee to the commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>	<p>17. The Proposal of the 1991 D.P. on the Government lands, which are granted by the Government to any institute or persons excepting textile mill, during the period from the date of sanction of the concerned part of the 1991 D.P. and the date of publication of draft D.P.2034 under section 26 (i.e.27.05.2016) which are valid, shall prevail, irrespective of any proposal in the 2034 D.P. subject to the stipulations of the order of the said grant of land/ consent term if any / court order if any, in this regard.</p> <p>Provided that the above provision shall also be applicable to the land allotted by the MCGM / MMRDA and to the lands for which the land use decided by competent court and to the lands for which the consent terms submitted by government in the competent court. Provided further that, modifications sanctioned by Government u/s 37 of MRTP Act, 1966 to the proposal of 1991, D.P. which are not incorporated in 2034 D.P. shall prevail irrespective of any proposal in 2034 D.P. Provided further that, such proposals shall be submitted by the allottee/applicant to the Commissioner within a period of three months from the date on which the D.P. come into force and the commissioner shall take decision on it within next six months.</p>



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक ४२]

सोमवार, सप्टेंबर २४, २०१८/आश्विन २, शके १९४०

[पृष्ठे ८७९, किंमत : रुपये ११.००

असाधारण क्रमांक ५९

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ सप्टेंबर २०१८

अधिसूचना

क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र.११८(III)/२०१७/ई.पी.(विनिवर्तन)/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे.) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे. उक्त महानगरपालिकेने तयार केलेला पहिला विकास आराखडा शासनाने सन १९६४-६७ मध्ये मंजूर केला. तदनंतर उक्त अधिनियमाच्या तरतुदीनुसार सदर पहिला विकास आराखडा उक्त महानगरपालिकेने सुधारित केला व त्यानुसार सुधारीत विकास आराखडा हा सन १९९१-१९९४ या कालावधीत राज्य शासनाकडून मंजूर करण्यात आला. सदर सुधारित विकास आराखड्याचा शेवटचा भाग दिनांक ४ मार्च, १९९४ रोजी मंजूर होऊन त्यानुसार अंमलातही आलेला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ (१) सह कलम ३८ च्या तरतुदीनुसार उक्त महानगरपालिकेने दिनांक २० ऑक्टोबर, २००८ चा ठराव क्र. ७६७ अन्वये बृहन्मुंबई महानगरपालिकेच्या अधिकारक्षेत्रातील क्षेत्राकरिता, विकास आराखडा सुधारीत करण्याच्या उद्देशास मंजुरी दिली. त्यानुसार या संदर्भातील सूचना दिनांक १ जुलै, २००९ च्या शासकीय राजपत्रात प्रसिद्ध करण्यात आली. तदनंतर, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ च्या कलम २५ मधील तरतुदीनुसार बृहन्मुंबई महानगरपालिका क्षेत्रातील जमिनीच्या विद्यमान भू-वापराचे सर्वेक्षण करण्यात येऊन त्यानुसार विद्यमान भू-वापर नकाशे तयार करण्यात आले होते ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने प्रारूप सुधारित विकास आराखडा-२०३४ विकास नियंत्रण नियमावलीसह तयार केलेला होता आणि सर्वसाधारण सभेची दिनांक २३ फेब्रुवारी, २०१५ च्या ठराव क्र. ११९५ अन्वये मंजुरी घेऊन प्रारूप सुधारित विकास आराखड्यावर नागरिकांच्या हरकती/सूचना मागविणारी उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) खालील सूचना दिनांक २५ फेब्रुवारी, २०१५ रोजीच्या शासन राजपत्रामध्ये प्रकाशित करणेत आली होती ;

आणि ज्याअर्थी, सुधारित प्रारूप विकास आराखडा-२०३४ मध्ये असलेल्या त्रुटीच्या अनुषंगाने प्राप्त झालेल्या हरकती/सूचना, सर्वसाधारण जनतेची तसेच विविध संस्थांची निवेदने, विधानसभा/विधानपरिषद सदस्य यांची निवेदने विचारात घेऊन शासनाने उक्त अधिनियमाच्या कलम १५४(१) अन्वये, योजनेमधील सर्व त्रुटींची सखोल शहानिशा करून जागेवरील परिस्थितीनुसार, गुणवत्तेनुसार, नियोजनाचे दृष्टीने व कायदेशीर बाबी तपासून, त्यानुसार दुरुस्ती करून प्रारूप सुधारित विकास योजना-२०३४ उक्त अधिनियमाच्या कलम २६ अन्वये नागरिकांच्या हरकती/सूचनांसाठी पुनर्प्रसिद्ध करणेचे निदेश दिनांक २३ एप्रिल, २०१५ रोजी उक्त महानगरपालिकेस दिलेले होते ;

आणि ज्याअर्थी, शासनाच्या निदेशाप्रमाणे उक्त महानगरपालिकेने, शासनाने उक्त अधिनियमाच्या कलम २६(१) अन्वये वाढवून दिलेल्या कालावधीमध्ये प्रारूप सुधारित विकास योजना-२०३४ विकास नियंत्रण नियमावली-२०३४ सह तयार केलेली होती आणि महासभेची दिनांक २७ मे, २०१६ च्या ठराव क्र. ३०७ अन्वये मंजुरी घेऊन, उक्त अधिनियमाच्या कलम २६ च्या पोट-कलम (१) च्या तरतुदीनुसार आवश्यक असलेल्या नागरिकांच्या हरकती/सूचना मागविणारी सूचना महाराष्ट्र शासन राजपत्र, दिनांक २७ मे २०१६ मध्ये पुनर्प्रसिद्ध केलेली होती (यापुढे याचा उल्लेख “उक्त प्रारूप विकास योजना” असा केलेला आहे.) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८(२) अन्वये गठीत केलेल्या नियोजन समितीने उक्त प्रारूप विकास योजनेबाबत महानगरपालिकेकडे विहित मुदतीत प्राप्त झालेल्या हरकती आणि/वा सूचना विचारात घेऊन उक्त अधिनियमाचे कलम २८(३) नुसार, दिनांक ६ मार्च, २०१८ रोजी उक्त महानगरपालिकेस त्यांच्या शिफारशीसह अहवाल सादर केलेला होता ;

आणि ज्याअर्थी, नियोजन समितीचा अहवाल विचारात घेऊन उक्त महानगरपालिकेने ठराव क्र. ३९३, दिनांक ३१ जुलै, २०१७ अन्वये महानगरपालिकेने सुचविलेल्या फेरबदलास अधीन राहून नियोजन समितीने सुचविलेल्या बदलासह उक्त प्रारूप विकास योजनेस मंजूरी दिलेली असून, सदर फेरबदल उक्त अधिनियमाचे कलम २८(४) नुसार प्रसिद्ध करून, उक्त अधिनियमाचे कलम ३० पोट-कलम (१) चे तरतुदीनुसार उक्त प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ शासनास दिनांक २ ऑगस्ट, २०१७ रोजीचे पत्रान्वये मंजूरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजनेसंदर्भात सल्लामसलत करून के/पूर्व, एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टीपीबी/४३१७/प्र.क्र.११८/२०१७/नवि-११, दिनांक ९ ऑक्टोबर, २०१७ आणि अधिसूचना क्रमांक टीपीबी/४३१७/७७८/प्र.क्र.२६७/२०१७/नवि-११, दिनांक ७ फेब्रुवारी, २०१८ अन्वये शासनाने मंजूरी दिली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने बृहन्मुंबईचे प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ ला शासन अधिसूचना क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र.११८/ २०१७/विनि/नवि-११, दिनांक ८ मे, २०१८ सह समक्रमांकाचे दिनांक २२ जून, २०१८ व दिनांक २९ जून, २०१८ रोजीचे समक्रमांकाचे शुद्धीपत्रक व पुरकपत्रक अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये नमूद केलेले मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे.

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेले विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ मधील सारभूत स्वरूपाचे फेरबदल ई.पी.-१ ते ई.पी.-१६८ संबंधाने सर्वसाधारण जनतेकडून हरकती आणि/ वा सूचना मागविण्यासाठी सूचना क्र. टीपीबी. ४३१७/६२९/प्र.क्र.११८/२०१७ / (ई.पी.)/नवि-११, दिनांक ८ मे, २०१८ सह शुद्धीपत्रक दिनांक २२ जून, २०१८ व दिनांक २९ जून, २०१८ द्वारे प्रसिद्ध करण्यात आली आहे आणि ज्याअर्थी सदरहू सूचना दिनांक ८ मे, २०१८ महाराष्ट्र शासनाचे राजपत्र, कोकण विभाग पुरवणीमध्ये दिनांक १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुद्धीपत्रक दिनांक २२ जून, २०१८ व दिनांक २९ जून, २०१८ ही शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दिनांक ३० जून, २०१८ रोजी प्रसिद्ध करण्यात आली आहे ;

आणि ज्याअर्थी, उप संचालक, नगररचना, बृहन्मुंबई यांना उक्त सुचनेनुसार प्राप्त होणाऱ्या हरकती/सूचनांना सुनावणी देऊन अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे ;

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील मंजूरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल ई.पी.-१ ते ई.पी.-१६८ संबंधी जनतेकडून प्राप्त हरकती आणि/वा सूचनादारांना सुनावणी देऊन त्यांचेकडील दिनांक २४ ऑगस्ट २०१८ रोजीचे पत्राद्वारे ई.पी.-१ ते ई.पी.-१६८ बाबत नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी त्यांचेकडील दिनांक २९ ऑगस्ट, २०१८ रोजीचे पत्राद्वारे उक्त अधिकारी यांचे अहवालावर अभिप्राय सादर केले आहेत ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात आणि त्या अनुषंगाने असलेल्या अधिकारांचा वापर करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासन याद्वारे :-

(अ) सोबतचे परिशिष्ट-अ मध्ये नमूद केलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सदरहू सारभूत स्वरूपाचे बदल - ई.पी.-१ ते ई.पी.-१६८ ला (ठराविक ई.पी.-व निर्णयास्तव प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मान्यता देण्यात येत आहे.

(ब) उक्त परिशिष्ट-अ नुसार मंजूरी दिलेल्या सारभूत स्वरूपाचे बदल (ई.पी.) दिनांक २४ ऑक्टोबर, २०१८ पासून अंमलात येतील.

(क) विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील शासनाने मंजूरी दिलेले सारभूत स्वरूपाचे बदल (ई.पी.) मंजूरीची प्रत सर्वसाधारण जनतेच्या निरीक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

प्रदीप गोहिल,

शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 21st September 2018

NOTIFICATION

No. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-1.— Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for Jurisdiction of Greater Mumbai (hereinafter referred to as “ the said Corporation ”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter refer to as “ the said Act ”). The first Development Plan prepared by the said Corporation, was sanctioned in the year 1964-1967. Thereafter, the said Corporation revised the first Development Plan as per provisions of the said Act, and the said revised Development Plan was sanctioned by the State Government in the year 1991-1994. The last part of the said Revised Development Plan was sanctioned on 4th March 1994 and has come into force accordingly ;

And whereas, the said Corporation *vide* its Resolution No.767, dated 20th October 2008 declared its intention to revise the Sanctioned Revised Development Plan of Greater Mumbai within its jurisdiction as laid down under Section 38 read with Section 23(1) of the said Act. Accordingly, a notice to that effect, was Published in the *Official Government Gazette* on 1st July, 2009. Thereafter, the survey of Existing Land Use of the entire area within the jurisdiction of the said Corporation was carried out as laid down under Section 25 of the said Act and the Existing Land Use maps were prepared ;

And whereas, the said Corporation had prepared the Draft Revised Development Plan along-with Development Control Regulations and after obtaining sanction from General Body, *vide* Resolution No.1195, dated 23rd February 2015, published a Notice in the *Maharashtra Government Gazette*, dated 25th February 2015, under sub-section (1) of section 26 of the said Act for inviting objections/suggestions from general public on the Draft Revised Development Plan-2034 ;

And Whereas, the objections/suggestions received by the said Corporation in respect of errors in Draft Revised Development Plan-2034 and representations from various organizations, general public, members of legislative assembly/Council, the State Government has issued direction *vide* letter dated 23rd April 2015, under Section 154(1) of the said Act, to the said Corporation to revamp/recast the Draft Revised Development Plan-2034 after examining all the errors on the basis of existing site conditions and its merits by considering the planning and legal issues and republish the Draft Revised Development Plan-2034 after incorporating all the corrections for the purpose of inviting objections/suggestions as per the provision of Section 26 of the said Act ;

And whereas, as per direction of the State Government, the Draft Revised Development Plan-2034 along with Development Control Regulations-2034 were prepared by the said Corporation within the time extension granted under Section 26(A) introduced by way of an ordinance No. XVIII of 2015, dated 29th August 2015 by State Government and after obtaining sanction from General Body, *vide* Resolution No.307, dated 27th May 2016, a notice for inviting objections/suggestions from the general public as required under the provision of sub-section (1) of Section 26 the said Act is republished in the *Maharashtra Government Gazette*, dated 27th May 2016, (hereinafter referred to as “ the said Draft Development Plan ”) ;

And whereas, the Planning Committee constituted under Section 28(2) of the said Act, has considered the objections and/or suggestions to the said Draft Development Plan received within stipulated period by the said Corporation and submitted its report alongwith recommendations to the said Corporation under Section 28(3) of the said Act on 6th March 2017 ;

And whereas, after considering the report of the Planning Committee, the said Corporation *vide* its Resolution No. 393, dated 31st July 2017 has sanctioned the Draft Development Plan with modifications or changes carried out by Planning Committee subject to the modifications suggested by the said Corporation, which were published under Section 28(4) of the said Act and submitted the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 in accordance with the provisions of sub-section (1) of Section 30 of the said Act, to the State Government for sanction *vide* letter dated 2nd August 2017 ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part) of Greater Mumbai in K/E, S,G/S Ward *vide* Notification No. TPB-4317/629/CR-118/2017/UD-11, dated 9th November 2017 and Notification No. TPB-4317/778/CR-267/2017/UD-11, dated 7th February 2018 ;

And whereas, in accordance with provisions of sub section (1) of section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018 excluding the substantial Modification as shown in SCHEDULE-B appended thereto read with corrigendum and Addendum of even number dated 22nd June 2018 and dated 29th June 2018 to the said Notification ;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications in respect of Development Control and Promotion Regulations -2034, which were published as EP-1 to EP 168 for inviting objections and/or suggestions from the general public *vide* Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, dated 8th May 2018 read with corrigendum of even number dated 22nd June 2018 and dated 29th June 2018 to the said Notice. And whereas said Notice dated 8th May 2018 was published in the *Maharashtra Government Gazette*, Kokan Division Supplement, dated 17-23 May, 2018 and corrigendum of even number dated 22nd June 2018 and dated 29th June 2018 were published in the *Maharashtra Government Gazette*, Konkan Division Supplement dated 30th June 2018 ;

And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an “ Officer ” to give hearings and submit his report to the Government on the objections/suggestions received by him, as per said Notice ;

And whereas, the said Officer after giving hearing in respect of the objections and/or suggestions received from the general public, on the said Excluded Part No. EP-1 to EP-168 in respect of Development Control and Promotion Regulations-2034, and has submitted his report to the Government *vide* his letter, dated 24th August 2018 for EP-1 to EP-168 and whereas, the Director of Town Planning, Maharashtra State, Pune *vide* his letter dated 29th August 2018 has also submitted his report on the aforesaid report of the said Officer.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby :—

(a) Sanctions the said Excluded Part No. EP-1 to EP-168 (Excluding certain EP and the provisions which were kept in abeyance) of the said Development Control and Promotion Regulations-2034, as more precisely specified in Schedule-A appended hereto.

(b) Fixes the date 24th October 2018 to be the date on which the said Excluded Parts as described in the Schedule-A shall come into force.

(c) Copy of the Development Control and Promotion Regulations-2034, showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम).

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

PRADEEP GOHIL,
Under Secretary to Government.



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ४, अंक ४५]

बुधवार, ऑक्टोबर २४, २०१८/कार्तिक २, शके १९४०

[पृष्ठे २, किंमत : रुपये ११.००

असाधारण क्रमांक ६४

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 23rd October 2018

CORRIGENDUM

No. TPB-4317/629/CR-118(III)/2017/EP(DCPR)/UD-11.—Whereas, in accordance with the provisions of sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the Said Act ”), the State Government *vide* Notification No. TPB. 4317/629/CR-118/2017/ DP/UD-11, dated the 8th May 2018 has accorded sanction to the Draft Development Plan-2034 and Draft Development Control and Promotion Regulations- 2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the said Notification excluding the substantial Modification as shown in SCHEDULE-B appended to the said Notification ;

And Whereas, in accordance with the provisions of sub-section (1) of section 31 of the said Act, the State Government *vide* Notification No. TPB. 4317/629/CR-118(III)/2017/EP(DCPR)/UD-11, dated the 21st September 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to Excluded Part No. EP-1 to EP-168 (Excluding certain EP and the provisions which were kept in abeyance) of the Development Control and Promotion Regulations- 2034, as more precisely specified in Schedule-A appended thereto. And whereas, said excluded parts as described in the Schedule-A appended to the Notification, dated the 21st September 2018 will come into force from the date 24th October 2018 ;

And whereas, it is noticed that there are some typographical errors and mistakes in the Notification sanctioning the EP and other sanctioned provisions and for that purpose corrections is needed in the said Notification and therefore, it is necessary to extent the date from which the said Notification, dated the 21st September 2018 will come into force therefore it necessary to issue a corrigendum to the said Notification ;

(१)

Now, therefore, this Corrigendum is issued to the said Notification as mentioned in Annexure-I appended hereto.

Copy of this Corrigendum is kept open for the inspection of the public in the following offices during office-hours on all working days :—

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ' E ' Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

ANNEXURE-I

**Appended to the Urban Development Department Corrigendum
No. TPB. 4317/629/CR-118(III)/2017/EP(DCPR)/UD-11, dated 23rd October 2018.
(Corrigendum to Notification No. TPB. 4317/629/CR-118(III)/2017/EP(DCPR)/UD-11,
dated the 21st September 2018.)**

CORRIGENDUM

Para of Notification	Instead of	Read as
(1)	(2)	(3)
b	(b) Fixes the date 24th October 2018 to be the date on which the said Excluded Parts as described in the Schedule-A shall come into force.	(b) Fixes the date 13th November, 2018 to be the date on which the said Excluded Parts as described in the Schedule-A shall come into force.

This Notification shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (कायदे व नियम)

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

PRADEEP GOHIL,

Under Secretary to Government.



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ४, अंक ५१(२)]

बुधवार, नोव्हेंबर १४, २०१८/कार्तिक २३, शके १९४०

[पृष्ठे ११२, किंमत : रुपये ११.००

असाधारण क्रमांक ७७

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १२ नोव्हेंबर २०१८

शुद्धीपत्र

क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र. १८८/२०१७/(III)/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्रमांक टीपीबी. ४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) याद्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस समक्रमांकाचे शुद्धीपत्रक, दिनांक २२ जून २०१८ रोजी व त्यानंतर समक्रमांकाचे शुद्धीपत्रक व पुरकपत्र दिनांक २९ जून २०१८ रोजी पारित केले आहे आणि ज्याअर्थी, सदरहु दिनांक २९ जून २०१८ रोजीचे शुद्धीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दिनांक ३० जून, २०१८ रोजी प्रसिद्ध करण्यात आले आहे ;

आणि ज्याअर्थी, शासनाने दिनांक २१ सप्टेंबर २०१८ रोजीच्या अधिसूचनेद्वारे प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली/२०३४ मधील सारभूत स्वरूपाचे फेरबदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे ;

आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतुदीमध्ये इतर काही टंकलेखनाच्या त्रुटी व चुका असल्याचे निदर्शनास आले आहे, तसेच आयुक्त बृहन्मुंबई महानगरपालिका यांनी दिनांक ६ नोव्हेंबर २०१८ रोजीचे पत्रान्वये काही अतिरिक्त त्रुटी व चुका निदर्शनास आणलेल्या आहेत. त्यामुळे मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील काही तरतुदींच्या अर्थबोधाची स्पष्टता करून सुसंगती आणणे आणि त्याकरीता शुद्धीपत्रक निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, उक्त अधिसूचनेत आणि मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील इतर मंजूर तरतुदीमध्ये अशा सुधारणा करण्यासाठी सोबतचे परिशिष्टामध्ये नमूद केल्याप्रमाणे शुद्धीपत्रक निर्गमित करण्यात येत आहे.

उक्त शुद्धीपत्रकाची प्रत नागरिकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील ठिकाणी कार्यालयीन वेळेमध्ये उपलब्ध राहील :—

(१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-ब्लॉक, आज्ञाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर शुद्धीपत्रक महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर देखील प्रसिद्ध करण्यात आले आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 12th November 2018

CORRIGENDUM

No. TPB. 4317/629/C.R.118/2017(III)/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the Said Act ”), the State Government *vide* Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, dated 8th May 2018 (hereinafter referred to as “ the said Notification ”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued Corrigendum of even number dated 22nd June, 2018 and thereafter issued a Corrigendum and Addendum of even number dated 29th June 2018 to the said Notification, which is published in *Government Gazette*, dated 30th June 2018 ;

And whereas, the Government of Maharashtra *vide* Notification dated 21st September 2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the Development Control and Promotion Regulations-2034, which were excluded as substantial modifications ;

And whereas, it is noticed that there are some typographical errors and mistakes, in the Notification sanctioning the EP and also the Commissioner, Municipal Corporation of Greater Mumbai *vide* his letter dated 6th November 2018 has pointed out certain additional errors and mistakes and therefore to rectify such mistakes and also to clarify and co-relate certain provisions of sanctioned DCPR for its proper interpretation, Government feels it necessary to issue a Corrigendum for the same ;

Now, therefore, this Corrigendum is issued in respect of such errors and mistakes in the said Notification and in sanctioned provisions of the Development Control and Promotion Regulations-2034 as mentioned in Schedule appended hereto.

Copy of this Corrigendum is made available for the inspection of the public in the following offices during office hours on all working days for period of thirty days.

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ‘ E ’ Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Corrigendum shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in (Acts and Rules).

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

PRADEEP GOHIL,

Under Secretary to Government.