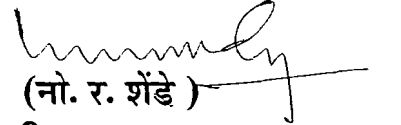


महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
कलम ३७ (१अेअे) अन्वये राज्यातील नगरपालिकांच्या
विकास नियंत्रण नियमावलीत आर्थिक दृष्ट्या दुर्बल व
अल्प उत्पन्न गटाच्या गृहबांधणीसाठी करावयाच्या तरतुदी
बाबत...

महाराष्ट्र शासन
नगर विकास विभाग,

शासन क्रमांक : टिपीबी -४३०७ /२२२८/प्र.क्र.३३४/२००७/नवि-११,
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : १८ जानेवारी, २०१२.

शासन निर्णय :- सोबतची सूचना शासन असाधारण राजपत्रात प्रसिध्द करण्यात यावी.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.


(नो. र. शेंडे)

सह सचिव, महाराष्ट्र शासन,
नगर विकास विभाग.

प्रति,

महानगर आयुक्त, मुंबई महानगर व प्रदेश विकास प्राधिकरण, मुंबई.
प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई.
मुख्य कार्यकारी अधिकारी, म्हाडा, गृह निर्माण भवन, वांद्रे (पूर्व), मुंबई : ४०० ०५१.
मुख्य अधिकारी, नगरपालिका (सर्व)
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई/ कोकण पुणे/ नाशिक/ औरंगाबाद/ नागपूर/
अमरावती विभाग.
सह सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
सहाय्यक संचालक / नगर रचनाकार, नगर रचना, शाखा कार्यालये (सर्व),
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची सूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१
मध्ये प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय,
मुंबई : ४०० ०३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यात याव्यात.)
कक्ष अधिकारी (संगणक कक्ष)(नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई : ४०० ०३२,
(त्यांना विनंती करण्यांत येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत
आवश्यक ती कार्यवाही करावी.)
कार्यासन अधिकारी, नवि-९/ नवि-१२/ नवि-१३ / नवि-३०, नगर विकास विभाग, मंत्रालय, मुंबई.
निवडनस्ती (नवि-११).

NOTICE

**The Maharashtra Regional & Town
Planning Act, 1966**

- Notice under section 37(1AA) of the said Act.
- Proposed modification to Development Control Rules for Municipal Councils.

**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 18 January, 2012**

No.TPB/4307/CR-334/2007/UD-11

Whereas, the State Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') and Development Control rules for **Municipal Councils (A,B,C Class)** given in **Schedule-B** appended hereto in Maharashtra State under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as 'the said Act') and have come in to force;

And Whereas, The Housing Policy of the Maharashtra State was declared on the 23/7/2007. The main objective of the Housing Policy is to facilitate affordable housing in urban and rural areas, create adequate housing stock for Lower Income Group (LIG), Economically Weaker Section (EWS) and Shelters for the poorest of the poor on ownership or rental basis.

And whereas, as per the provisions of sanctioned Development Control Regulations, the Municipal Councils (hereinafter referred to as "the said Councils") grant development permission for layout of land and for land sub-division.

And whereas, the Housing Policy provides for inclusionary zoning provisions for Low Income Group (LIG) housing in private layouts.

And whereas, the Govt. felt if necessary to provide certain percentage of tenements/plots for Economically Weaker Section (EWS) and Lower Income Group (LIG) in the layout/sub-division of private land.

And whereas, Govt. in Urban Development Department vide Order of even No. dated the 17/7/2008 has directed all the Municipal Councils to modify their sanctioned Development Control Regulations to include new regulations as specified in the order dt. the 17/7/2008, under section 37(1) of the said Act..

And whereas, considering the views of Housing Department, Govt in Urban Development vide revised order of even number dated the 15/09/2010, has directed all the Municipal Councils to initiate modification to their sanctioned Development Control Regulations to include new regulation as specified in the order at the 15/9/2010 under section 37(1) of the said Act. and the same are brought into effect forthwith under section 154 of the said Act.

And whereas, in Writ Petition No. 2287/2010, (Original side), the Hon'ble High Court Mumbai on 14/03/2011 passed an order to prohibit the effect of Govt. order dated 15/09/2010, while pending sanction to proposed modifications by Govt. under section 37(2) of the said Act.

And whereas Inclusive Housing was an optional reform under the Reform Agenda of Jawaharlal Nehru National Urban Renewal Mission (JNNURM). It is a mandatory condition under the Rajiv Awas Yojana, the purpose of such a condition is to make available affordable housing stock for EWS/LIG in large numbers in the State and to ensure that such affordable housing coexists with housing for high end customers.

And whereas, Government find it is necessary to cancel all previous directions in this regard and to insert new regulations as specified in **Schedule-A**, in Development Control Rules of Municipal Councils appended hereto in **Schedule-B** (hereinafter referred to as "the said proposed modification")

And whereas, the State Government is satisfied that in the public interest it is necessary to carry out urgently a modification to Development Controls Rules of Municipal Councils appended hereto in **Schedule-B** ;

Now therefore, a draft of modification, which the State Government proposes to make in exercise of the powers conferred by sub-section (1AA) of section 37 of the said Act; and of all other power enabling it in this behalf, is hereby published as required by clause(a) of sub-section (1AA) of section 37, for information of all persons likely to be affected thereby; and notice is hereby given that the said draft will be taken into consideration by the Government of Maharashtra after the expiry of one month from the date of publication of this notice in the Government of Maharashtra Gazette;

The Government is pleased to inform that any objections / suggestions upon the said proposed modification be forwarded before the expiry of one month from the date of publication of this notice in the Maharashtra Government Gazette to the concerned officer of Town Planning given in **Schedule-B**. Any objection or suggestion, which may be received by the concerned Officers of Town Planning, given in **Schedule-B**, within the said period will be dealt with in accordance with the provision of the said sub-section (1AA);

The new regulations which are proposed to be inserted in the Development Control Rules of Municipal Councils **appended hereto in Schedule-B**, on the date of issue of this notice are specified in the **Schedule-A** of this notice are as below:-

SCHEDULE- A

The provisions of inclusive housing proposed to be incorporated in the Development Control Regulations of Municipal Councils at appropriate place are as follows :

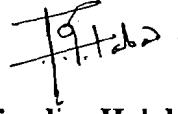
- 1) For the sub-division of the land admeasuring 2000 sq.mt. and more, minimum 20% area shall be provided in the form of 30 to 50 sq.mt. developed plots for EWS/LIG (affordable plots).

- 2) For the layout of the land, admeasuring 2000 sq.mt. and more, minimum 20% of the built-up area shall be provided for EWS/LIG housing (27.88 to 45 sq.mt.) (affordable tenements).

3) The following Conditions shall be applicable.

- (i) The developer shall sell the affordable tenements to MHADA on priority in lieu of the cost of construction of such tenements. The FSI of such affordable tenements may be allowed to be utilized in the same layout over and above the maximum permissible FSI limits including TDR loading. If MHADA declines to purchase the affordable tenements within a reasonable time of three months, he can sell the affordable tenements in the open market, in such case additional FSI of affordable tenements shall not be eligible.
 - (ii) The developer shall sell the affordable plots to MHADA in lieu of equivalent FSI to be utilized in the remaining plots. If MHADA declines to purchase the same within a reasonable time of three months, he can sell the affordable plots in the open market, in such case additional FSI of affordable plots shall not be eligible.
 - (iii) MHADA may designate any other public authority for the purpose of procuring the affordable tenements/affordable plots as mentioned in 3(i) & 3(ii) above .
 - (iv) Amalgamation of affordable plots/affordable tenements shall not be allowed.
- 4) The existing provisions in Development Control Rules, if any, in respect of development of reservations for EWS/LIG Housing, as per concept of accommodation of reservation policy are proposed to be deleted accordingly.
 - 5) The directives given by the State Govt. vide order of even number dated the 17/07/2008 and 15/09/2010 are hereby cancelled and modified provisions, if any, sanctioned under 37(2) of the said Act., in respect of these directives in Development Control Rules are also proposed to be deleted accordingly.

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



(Rejendra Habde)
Under Secretary to Government.

SCHEDULE - B

Accompaniment to Government in Urban Development Department Notice bearing No TPB/4307/
CR-334/2007/UD-11, Dt : 18/01/2012.

Pune Division

Div.	District	Municipal Council	Class	Name & Address Of The Officer appointed.
Pune	Pune	Baramati	B	Assistant Director, of Town Planning, Pune Branch, Pune.
		Daund	B	
		Talegaon-Dhabhade	B	
		Jejuri	C	
		Indapur	C	
		Saswad	C	
		Shirur	C	
		Bhor	C	
		Alandi	C	
		Junnar	C	
		Kolhapur	Ichalkarnji	
	Jaysingpur		B	
	Malkapur		C	
	Murgud		C	
	Wadgaon		C	
	Gadhinglaj		C	
	Kurundwad		C	
	Kagal		C	
	Satara	Satara	A	Assistant Director, of Town Planning, Satara Branch, Satara,
		Karad	B	
		Phalatan	B	
		Rahimatpur	C	
		Mhaswad	C	
		Wai	C	
	Solapur	Barshi	A	Assistant Director, of Town Planning, Solapur Branch, Solapur.
		Pandharpur	B	
		Karmala	C	
		Sangola	C	
		Akkalkot	C	
		Mangalwedha	C	
		Maidargi	C	
		Dudhani	C	
		Kurduwadi	C	
Sangli	Islampur	B	Assistant Director, of Town Planning, Sangli Branch, Sangli.	
	Vita	B		
	Ashta	C		
	Tasgaon	C		

Nagpur Division

Div.	District	Name Of Municipal Councils	Class	Name & Address Of The Officer appointed.
Nagpur	Nagpur	Umred	B	Assistant Director ,of Town Planning, Nagpur Branch Nagpur, "Administrative Building, Old Secretriate Building Second Floor,Civil Lines Nagpur-440001
		Kalmeshwar	C	
		Kamthi	B	
		Ramtek	C	
		Mowad	C	
		Katol	C	
		Khapa	C	
		Mohapa	C	
		Saoner	C	
		Narkhed	C	
	Wardha	Wardha	A	Town Planner, Wardha Branch, District Sport's Complex, Near Dr. Ambedkar Statue, Civil Line, Wardha-442001
		Arvi	B	
		Hinganghat	B	
		Pulgaon	C	
		Deoli	C	
		Sindhi (Rly)	C	
	Gadchiroli	Gadchiroli	B	Town Planner, Gadchiroli Branch, Gadchiroli, Collector Office, Barrack No.2 District Administrative Complex, Unit No.3, Gadchiroli 442605
		Desaiganj	C	
		Bhandara	Bhandara	B
Tumsar			B	
Pāoni			C	
Chandrapur		Ballarpur	B	Town Planner, Chandrapur Branch Chandrapur "Administrative Building, Room No. 2 Mul Road Chandrapur - 442402.
		Bramhapuri	C	
		Warora	B	
		Mul	C	
		Rajura	C	
Gondia		Gondia	A	Assistant Director, of Town Planning, Gondia Branch Gondia New Administrative Building, Room No.212 2 nd Floor Collector Office Campus, Patanga Maidan, Gondia-Aamgaon Road (Fulchur) Gondia-441601
		Tiroda	C	

Amravati Division

Div.	District	Name Of Municipal Corporation	Class	Name & Address Of The Officer appointed .
Amravati	Amravati	Achalpur	A	Assistant Director ,of Town Planning, Amravati Branch Amravati, Shrimati Sudha Thate's Building, Dod compound, behind Collector office, Amravati-444 602
		Dhamangaon	C	
		Daryapur	C	
		Chandur Rly	C	
		Warud	B	
		Chandur Bazar	C	
		Shendurjana Gahat	C	
		Anjangaon Surji	B	
		Morshi	C	
		Akola	Akot	
	Murtizapur		C	
	Balapur		C	
	Telhara		C	
	Patur		C	
	Washim	Washim	B	Assistant Director, of Town Planning, Washim Branch Washim, Shri Patki Building, near Hotel Maniprabha, Washim.444 505.
		Karanja	B	
		Mangarularpir	C	
		Risod	C	
	Buldhana	Buldhana	B	Town Planner, Buldhana Branch Buldhana. Administrative Building, First Floor, Room No 7-B, In front of Bus Stand, Buldhana- 443 001.
		Khamgaon	B	
		Shegaon	B	
		Malkapur	B	
		Jalgaon Jamod	C	
		Mehekar	C	
		Lonar	C	
		Deulgaon Raja	C	
		Chikhali	B	
		Sindkhed Raja	C	
		Nandura	C	
	Yavatmal	Yavatmal	A	Assistant Director, of Town Planning, Yavatmal Branch Yavatmal. Administrative Building, First Floor, Room No. 103 Collector Office Yavatmal- 445 001.
		Wani	B	
		Pusad	B	
		Pnaharkavda	C	
		Umarched	C	
		Digras	C	
		Darwaha	C	
Ghatanji		C		
Ner Nawabpur	C			

Nashik Division

Division	District	Mpl. Coun.	Class	Name & Address Of The Officer appointed
Nashik	Nashik	Satana	C	A.D.T.P. Nashik Br. Nashik. Old Corporation Building, 1 st Floor, North side, New Pandit Colony, Sharanpur Kshetra, Nashik - 422 002.
		Sinnar	C	
		Nandagaon	C	
		Manmad	B	
		Yeola	B	
		Igatpuri	C	
		Tryambak	C	
		Bhagur	C	
	Jalgaon	Bhusaval	A	A.D.T.P. Jalgaon Branch Jalgaon B.J Market D-Hall 2 nd floor Jilha peth Jalgaon- 425001.
		Chalisingaon	B	
		Amalner	B	
		Chopda	B	
		Pachora	B	
		Raver	C	
		Sawada	C	
		Faizpur	C	
		Yawal	C	
		Dharangaon	C	
		Erandol	C	
	Parola	C		
	Nandurbar	Nandurbar	B	A.D.T.P. Nandurbar Br. Nandurbar Room No.225, Central Administrative Building, Collector Office Premises, Tokartale Road, Nandurbar -- 425 412
		Shahada	B	
		Navapur	C	
		Taloda	C	
	Dhule	Shirpur-Warwade	B	
		Dondaicha-Warwade	B	
	Ahemad-nagar	Shrirampur	B	A.D.T.P. Ahemadnagar Br. Ahemadnagar Sou. Savitribai Phule Commercial Complex, Hall No.105, 1 st Floor, near Aakashwani Kendra, Savedi, Ahemadnagar -414 004
		Sangamner	B	
		Kopergaon	B	
		Rahuri	C	
		Rahata	C	
		Deolali-Pravara	C	
Shrigonda		C		
Parthardi	C			

Konkan Division

Div.	District	Municipal Council	Class	Name & Address Of The Officer appointed
Konkan	Raigad	Panvel	A	Assistant Director of Town Planning, Raigad-Alibag, Nirdhar Building, Tikal Road, Alibag-402 201.
		Khopoli	B	
		Uran	C	
		Karjat	C	
		Pen	C	
		Alibag	C	
		Murud-Janjira	C	
		Roha	C	
		Shrivardhan	C	
		Mahad	C	
		Ratnagiri	Chiplun	
	Ratnagiri		B	
	Khed		C	
	Rajapur		C	
	Sindhudurg	Malvan	C	Town Planner, Sindhudurg, Administrative Building, Collector Office compound, Oros(BK), Tal-Kudal, Dist-Sindhudurg-416520
		Vengurla	C	
		Sawantvadi	C	
	Thane	Ambar Nath	A	Assistant Director of Town Planning, Thane, New Administrative Building, 3 rd floor, Court Naka, Station Road, Thane-400602.
		Kulgoan-Badalapur	B	
		Jawhar	C	

Aurangabad Division

Division	District	Municipal Councils	Class	Name & Address Of The Officer appointed
Aurangabad	Aurangabad	Sillod	B	Assistant Director of Town Planning Aurangabad Branch, Dr.Pendkar Bangala, Ghar No.5/5/56-94 Near Jubili Park, Kotwalpura, Aurangabad - 431 001
		Vaijapur	C	
		Paithan	C	
		Gangapur	C	
		Kannad	C	
	Hingoli	Hingoli	B	Assistant Director of Town Planning, Hingoli Branch Administrative Building, Block No.3 & 4 2 nd Floor, Collector Office, Hingoli-431 513
		Basmatnagar	B	
		Kalamnuri	C	
	Parbhani	Gangakhed	B	Assistant Director of Town Planning, Parbhani Branch Municipal Council Multipurpose Market, 2 nd Floor, Koregaon Road, Parbhani - 431 404
		Purna	C	
		Manvat	C	
		Pathri	C	
		Sonpeth	C	
		Jintur	C	
		Selu	C	
Latur	Latur	Udgir	B	Town Planner Latur Branch Patrakar Bhavan, near Panchayat Samitee, Mitranagar, Latur - 413 531
		Ahemadpur	C	
		Nilanga	C	
		Ausa	C	
	Jalna	Jalna	A	Town Planner, Jalna Branch New Administrative Building, S.No.488, 2 nd Floor, Extended Part of East, Jalna - 431 203
		Ambad	C	
		Bhokardan	C	
		Partur	C	
	Osmanabad	Osmanabad	B	Town Planner, Osmanabad Branch, Central Building, Block No.6 Osmanabad - 413 501
		Bhum	C	
		Kalamb	C	
		Naldurg	C	
		Tuljapur	C	
Murum		C		
Paranda		C		
Omerga		C		
Nanded	Nanded	Deglur	B	Assistant Director of Town Planning. Nanded Branch Godawari Complex, 2 nd Floor, V.I.P. Road, Above District Telecom Office, Nanded - 431 602
		Kinwat	C	
		Dharmabad	C	
		Loha	C	
		Kandhar	C	
		Hadgaon	C	
		Mudkhed	C	
		Umri	C	
		Biloli	C	
		Kudalwadi	C	
		Mukhed	C	
		Bhokar	C	

	Beed	Beed	A	Towner Planner, Beed Branch Moinuddin Mohammad Husain's House, No.New 2- 13/87/1 Hotel Kashmir, 1 st Floor, Opp. Municipal Council, Bashir Ganj Beed - 431 122
		Ambajogai	B	
		Parali-Waijanath	B	
		Majalgaon	B	
		Georai	C	
		Killedharur	C	

[Handwritten Signature]

(Rejendra Habde)
Under Secretary to Government.