



# महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ६, अंक २७]

गुरुवार, ऑगस्ट २८, २०१४/भाद्र ६, शके १९३६

[ पृष्ठ ३, किमत : रुपये ११.००

असाधारण क्रमांक ८७

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 26th August 2014

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1212/79/C.R. 60/2012/UD-12.—Whereas, the Regional Plan alongwith Development Control Regulations for the Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan”) has been sanctioned by the State Government in the Urban Development Department *vide* Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated the 23rd September 1999, as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) which has come into force with effect from the December 1999 ;

And whereas, the State Government has formulated Housing Policy for the State of Maharashtra with the main objective of providing affordable housing for the poor and the needy ;

And whereas, in order to increase the housing stock through construction of rental housing units in large numbers in the Mumbai Metropolitan Region, the Government had appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as the Project Implementing Agency for the Rental Housing Scheme in the Mumbai Metropolitan Region *vide* Notification No. TPS. 1208/MMR/CR-389/08/UD-12, dated 26th November 2008 and incorporated the Regulations Rental Housing Scheme in the Development Control Regulations for the said Regional Plan ;

And whereas, considering the need for rationalizing the Rental Housing Scheme and to make Rental Housing Scheme more effective as well as to suggest the strategy for maintenance and management of Rental Housing stock, the Government had constituted a Committee *vide* Government Resolution No. Misc/2009/1301/C.R. 271/09/UD-12, dated 17th May 2012 (hereinafter referred to as ‘the said Committee’);

(१)

And whereas, the said Committee submitted its final Report (Part-2) to the Government on 7th February 2013 ;

And whereas, after considering the recommendations of the said Committee, the Government was of the view that the Rental Housing Scheme should be replaced by " Affordable Housing Scheme" which should be implemented only on the lands situated within the limits of the Urban Local Bodies (ULBs) in the Mumbai Metropolitan Region (MMR), excluding the area under the Municipal Corporation of Greater Mumbai, the Municipal Corporation of Navi Mumbai and the Matheran Municipal Council and should not be implemented further in the Regional Plan area of the Mumbai Metropolitan Region ;

And whereas, in accordance with the provisions contained in sub-section (3) of section 20 of the said Act, a notice bearing No. TPS. 1212/79/C.R.-60/2012/(Part-2)/UD-12, dated the 24th February 2014, was published by the Government which appeared in the Maharashtra Government Extra-ordinary *Official Gazette*, Part-I, Konkan Division Supplement, dated the 24th February 2014, on pages 1 and 2 (hereinafter referred to as " the said Notice "), for inviting suggestions and/or objections from the general public within 30 (Thirty) days from the date of publication of the said Notice in the *Official Gazette*, in respect of the modification in the Development Control Regulations of Regional Plan of the Mumbai Metropolitan Region, regarding the discontinuance of the Rental Housing Scheme in the area of the Mumbai Metropolitan Regional Plan, stating therein that and only the Rental Housing Projects, in respect of which locational clearance has been granted by the MMRDA and commencement certificate has been issued by the concerned Planning Authority before the date of publication of the said Notice regarding this modification under section 20(3) of the Maharashtra Regional and Town Planning Act, 1966 in the *Official Gazette*, shall be allowed to continue in accordance with the provisions of the Rental Housing Scheme ( hereinafter referred to as " the said modification "), and the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, was appointed as the Officer (hereinafter referred to as " the said Officer ") by the Government to hear suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government ;

And whereas, after considering the report submitted by the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the said modification needs to be sanctioned with certain changes.

Now therefore, in exercise of the powers conferred under sub-section (4) of section 20 of the said Act, the State Government hereby sanctions the said modification and for that purpose modifies the said Notification, dated the 23rd September 1999 sanctioning the said Regional Plan, as follows :—

(A) " The Rental Housing Scheme shall be discontinued in the area of the Mumbai Metropolitan Regional Plan and only the Rental Housing Projects, in respect of which Location Clearance had been granted by the MMRDA, on or before the date of publication of the Notification regarding this modification in the *Official Gazette* (hereinafter referred to as " cut-off-date "), shall be allowed to continue as such, provided such project proposals are resubmitted to MMRDA within a period of 30 days from the cut-off-date. All such project proposals received by the MMRDA within the prescribed time limit shall be scrutinised by the MMRDA on merit and submitted for the prior approval of the State Government for their continuance under the Rental Housing Scheme."

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

(C) A copy of the sanctioned modification in respect of the said Regulations for Development of Special Township Projects in areas under the Mumbai Metropolitan Regional Plan shall be kept open for inspection by the general public in the offices of the following officers for the period of one month :—

(1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E).

(2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd Floor, Navi Mumbai 400 614.

(3) The Collector, Thane.

(4) The Collector, Raigad.

(5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.

(6) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This Notification shall also be available on the Government web site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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

SANJAY V. PAWAR,  
Section Officer to Government.