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28/08/15

CIDCO/C.O.P.
Inward No: 08837
Date: 27/8/15

62-469
20/08/15
marked for
G.M. J.M.D. M.D.

विकास नियंत्रण नियमावली — नवी मुंबई नवनगर.
नवी मुंबई नवनगराच्या मंजूर विकास नियंत्रण नियमावलीमध्ये
विनियम क्रमांक ३६, ३७ परिशिष्ट- IX व X सह समाविष्ट
करण्यासाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
चे कलम ३७ (२) अन्वये फेरबदल.

महाराष्ट्र शासन
नगर विकास विभाग,

शासन निर्णय क्र. टिपीएस-१७१५/१०९/प्र.क्र.२/१५/नवि-१२
४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई : ४०० ०३२,
दिनांक :- १३ ऑगस्ट, २०१५.

शासन निर्णय:- सोबतची शासकीय अधिसूचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या
राजपत्रात प्रसिध्द करावी.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

anu

(सुनिल फाटक)
कार्यासन अधिकारी

Separately to
SP
CE (NM)
CE (NMIA)
प्रति,
CE (SP)
AEP (NANA)
CGM (T&A)
Suresh Babu
Mamhar
JH-MD
MD

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- २) व्यवस्थापकीय संचालक, सिडको महामंडळ, सिडको भवन, सि.बी.डी. बेलापूर
- ३) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ४) सहसंचालक तथा सह सचिव, (नगर रचना), यांचे स्विय सहाय्यक, मंत्रालय, मुंबई-३२.
- ५) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ६) सहायक संचालक नगर रचना, रायगड-अलिबाग शाखा, अलिबाग-रायगड.
- ७) व्यवस्थापक, शासकीय मुद्रणालय, चर्नी रोड, मुंबई.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-

१ कोकण विभागीय पुरवणीमध्ये प्रसिध्द करुन त्यांच्या प्रत्येकी ५ प्रती या विभागास,
व्यवस्थापकीय संचालक, सिडको महामंडळ, सिडको भवन, सि.बी.डी. बेलापूर, संचालक नगर
रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई
व सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग शाखा, अलिबाग-रायगड यांना पाठवाव्यात.)

८) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई

२/- त्यांना विनंती की, सदरहू अधिसूचना विभागाच्या वेब साईटवर प्रसिध्द करावी.

९) निवडनस्ती (कार्यासन नवि-१२)

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई-४०००३२.
दिनांक :- १३ ऑगस्ट, २०१५.

अधिसूचना
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
क्रमांक-टिपीएस-१७१५/१०९/प्र.क्र. २/१५/नवि-१२.

ज्याअर्थी, नवी मुंबई नवनगराची विकास योजना (यापुढे जिचा उल्लेख "उक्त विकास योजना" असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) चे कलम ३१(१) मधील तरतुदीनुसार अधिसूचना क्र. आरपीव्ही-११७५/६३५/सी- नवि-१२, दि. १८/८/१९७९ अन्वये मंजूर झाली असून ती दि. १८/८/१९७९ पासून अंमलात आली आहे;

आणि ज्याअर्थी, नवी मुंबई नवनगराची साधारण विकास नियंत्रण नियमावली (यापुढे जिचा उल्लेख "उक्त नियमावली" असा करण्यात आला आहे.) शासनाने उक्त अधिनियमाच्या कलम ३१(१) अन्वये अधिसूचना क्र. आरपीव्ही-११७५/६३५/सी- नवि-१२, दि. १६/९/१९७८ (यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे.) अन्वये मंजूर केली आहे.

आणि ज्याअर्थी, उक्त नियमावली मध्ये नवी मुंबई प्रकल्पग्रस्त भूधारकांना वाटप करण्यात येणाऱ्या भूखंडावर अभिप्रेत विकास होण्याच्या दृष्टीने विनियम क्र. ३६, ३७ परिशिष्ट IX व X सह समाविष्ट करण्यासाठी सिडको या महामंडळाने उक्त अधिनियमातील कलम ३७ (१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून काही बदल करण्याचा प्रस्ताव दिनांक १३/८/२०१४ च्या पत्रान्वये शासनाच्या मंजूरीकरीता सादर केला आहे. (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आला आहे);

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदलांमधील विनियम क्र. ३६, ३७ व परिशिष्ट- IX व X या मधील उक्त फेरबदल काही बदलांसह मंजूर करणे आवश्यक आहे, आणि त्यामधील नियम क्र. ३६ अ मधील तरतूद क्रमांक २ (e) व ३(b) बाबतचा निर्णय स्थगित ठेवण्यात यावा, असे शासनाचे मत झाले आहे;

आणि त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३७ चे पोटकलम (२) अन्वये शासनास प्रदत्त असलेल्या शक्तींचा वापर करून शासन प्रस्तावित फेरबदलांपैकी विनियम क्र. ३६, ३७ परिशिष्ट - IX व X यामधील उक्त फेरबदल काही बदलांसह खालील प्रपत्रामध्ये नमूद केल्यानुसार मंजूर करीत आहे आणि त्यामधील नियम क्र. ३६ अ मधील तरतूद क्रमांक २ (e) व ३(b) बाबतचा निर्णय स्थगित ठेवण्यात येत आहे.



Sanctioned modification to the General Development Control Regulations applicable for the Navi Mumbai New Town Area.

Sr. No.	Regulation No.	Proposed Provision	Sanctioned Modification
1	Appendix ix, Regulation 36 (A) Regulations for Land Compensation Scheme and Rehabilitation Pocket in Navi Mumbai.	1.Land Compensation Scheme –means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government for compensating the land holders whose lands are being acquired on or after 1 st March 2014. The compensation under Scheme shall have three components :-	1.Land Compensation Scheme and Rehabilitation Pocket – Land Compensation Scheme means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government vide Government Resolution CID-1812/ C.R.274/ UD10, dated 1/3/2014 and as amended from time to time for compensating the land holders whose lands are being acquired on or after 1 st March 2014.The Rehabilitation Pocket means the land identified by CIDCO for allotment under land compensation scheme. The compensation under Scheme shall have three components.
		a) Component – I – involving allotment of 10 % developed land maximum 15 % commercial use of	a) Component – I – involving allotment of 10 % developed land in lieu of monetary compensation after



		permissible FSI, in lieu of monetary compensation, after deduction of 30 % area for the development of infrastructure and amenities.	deduction of 30 % of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
		b)Component -II - involving allotment of 12.5% developed land with maximum 15 % commercial use of permissible FSI and after deduction of 30 % area for the development of infrastructure and amenities.	b) Component - II - involving allotment of 12.5 % developed land in lieu of monetary compensation after deduction of 30 % of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
		c)Component - III - involving allotment of developed plot with maximum 15 % commercial use of permissible FSI, to the eligible owner of the house whose house and land under house are being acquired and resettled at another	c) Component - III - involving allotment of developed plot to the eligible owner of the house whose house and land under house are being acquired and resettled at another location Maximum 15% FSI may be used for commercial use provided that such

		location.	commercial use shall be permissible as per provisions of General Development Control Regulations.
		<p>2. Floor Space Index admissible on lands allotted under the scheme shall be as follows:-</p> <p>a) Component -I – Floor Space index for the development of land allotted under Component – I shall be 2.5</p>	a) Sanctioned as proposed.
		b) Component -II – Floor Space Index for the development of land allotted under Component –II shall be 1.5	b) Sanctioned as proposed.
		c) Floor Space Index for the development of total land allotted under Component –I and Component –II together shall be 2.0,	c) Floor Space Index for the development of total land allotted under Component –I and Component –II that is 22.5 % shall be 2.0,
		d) Component – III – Floor Space Index for the development of land allotted under Component –III shall be 1.5	d) Sanctioned as proposed.
		e) The base FSI of the lands within Intensive Development Pockets as notified by	Kept in abeyance.



		<p>CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 3.0. Provided that with the previous approval of VC & MD, CIDCO, the additional 1.0 FSI stated above may be granted for utilization on these plots subject to payment of additional premium as may be decided by the corporation. Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 1.0 in the form of DRC shall be granted on lands within the Intensive Development Pockets over and above the base FSI of 2.0.</p>	
		<p>f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 2.5. Provided that with the previous approval of VC & MD, CIDCO, this additional 0.5 FSI</p>	<p>f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 2.5. Provided that with the previous approval of VC & MD, CIDCO, this additional 0.5 FSI may be granted for utilization on these plots subject to</p>

		<p>may be granted for utilization on these plots subject to payment of additional premium as may be decided by the corporation. Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 0.5 in the form of DRC shall be allowed on lands within the Pushpak Node over and above the base FSI of 2.0</p> <p>Provided that</p> <p>(i) FSI 2.0 shall be admissible for plots having an area equal to or in excess of 1000 sq. mtr., however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node, floating of TDR shall be allowed with the approval of VC&MD.</p>	<p>payment of additional premium as may be decided by the Corporation.</p> <p>Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 0.5 in the form of DRC shall be allowed on lands within the Pushpak Node only over and above the base FSI of 2.0</p> <p>However, while granting such additional 0.5 FSI VC & MD, CIDCO shall give priority to grant of such additional FSI in the form of DRC</p> <p>Provided that</p> <p>i) A maximum FSI 2.0 shall be admissible for plots having an area equal to or in excess of 1000 sq. mtr., however in case, the available FSI can not be used at site due to hardship of height restrictions and for any other reasons recorded in writing in Pushpak node, floating of TDR shall be allowed and such TDR shall be used within Pushpak node only with the approval of VC&MD.</p>
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		<p>(ii) FSI 1.5 shall be admissible for plot having area less than 1000 sq.mtr and the balance 0.5 or 1.0 FSI, as may be applicable, shall be admissible for utilization in the form of Development Right Certificate (DRC) as a Transferable Development Right (TDR), the utilization of which shall be as per regulation 37.</p>	<p>ii) FSI 1.5 shall be admissible for plot having area less than 1000 sq.mtr and the balance 0.5 or 1.0 FSI, as may be applicable, shall be admissible for utilization in the form of Development Right Certificate (DRC) as a Transferable Development Right (TDR), the utilization of which shall be within Pushpak node only as per regulation 37.</p>
		<p>3) Locations for utilization of DRC - DRC in the form of TDR shall be eligible for utilization in the following locations. a) Pushpak Node as shown on the plan</p>	Sanctioned as proposed.
		<p>b) The residential, business or mercantile in combination with residential plots within Intensive Development Pockets as may be notified by CIDCO in the nodes of the Panvel Taluka.</p>	Kept in abeyance.
		<p>c) All the plots of residential, business or mercantile in</p>	The proposed provision is refused to accord sanction.

		combination with residential use in all Southern Nodes (Raigad District) under the jurisdiction of CIDCO having one side of the plot fronting on equal to or above 20.0 mtr. wide road subject to maximum FSI 2.0.									
		<p>4)Extent of Utilization of DRC: - The utilization of DRC within Pushpak node or within Intensive Development Pockets shall be permitted is as follows.</p> <table><tr><th>Road width</th><th>Maximum Permissible Utilization of TDR</th></tr><tr><td>Equal to or above 20.0 mtr and along the service road in Pushpak node.</td><td>1.0 FSI on receiving plot.</td></tr></table>	Road width	Maximum Permissible Utilization of TDR	Equal to or above 20.0 mtr and along the service road in Pushpak node.	1.0 FSI on receiving plot.	<p>4)Extent of Utilization of DRC: - The utilization of DRC within Pushpak node only shall be permitted is as follows.</p> <table><tr><th>Road width</th><th>Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.</th></tr><tr><td>Equal to or above 20.0 mtr and along the service road in Pushpak node.</td><td>Upto 0.5 FSI on receiving plot.</td></tr></table>	Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.	Equal to or above 20.0 mtr and along the service road in Pushpak node.	Upto 0.5 FSI on receiving plot.
Road width	Maximum Permissible Utilization of TDR										
Equal to or above 20.0 mtr and along the service road in Pushpak node.	1.0 FSI on receiving plot.										
Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.										
Equal to or above 20.0 mtr and along the service road in Pushpak node.	Upto 0.5 FSI on receiving plot.										

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		<p>5) Marginal Open Spaces - The minimum marginal open spaces for any individual building in the area designated for the allotment of land under the Land Compensation Scheme shall be</p> <p>a) As per table no. 17.6 of General Development Control Regulations in respect of plots of size less than 1000 sq.m. Further semidetached building shall be permitted on the plots of size less than 1000 sq. mtr.</p> <p>b) The minimum marginal open spaces on all sides of the building on a plot of 1000 sq.m. or more, shall be 6.0 m. without any projections, except required for fire fighting and as permitted by the Fire Officer CIDCO and irrespective of whether the face of the building derives light and ventilation or not.</p> <p>c) If any interior or exterior open space is intended to be used for the purpose of light & ventilation by more than one building belonging</p>	Sanctioned as proposed.
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		to the same owner; then the width of such open spaces shall be minimum 9.0 mtr.	
		6) Applicability of the other Provisions of DCR All the aspects of development not covered under this regulation shall be governed by the relevant provisions of the sanctioned GDCR.	Sanctioned as proposed.
		7) Powers of Interpretation :- If any dispute regarding the interpretation of these Regulations arises, the decision made by the Corporation shall be final.	7) Powers of Interpretation :- If any dispute regarding the interpretation of these Regulations arises, the decision made by the State Government shall be final.
2.	Appendix X, Regulation 37	(B) Regulation for Utilization of Transferable Development Right in Navi Mumbai	Provision is sanctioned with modifications as below:- (B) Regulation for Utilization of Transferable Development Right in Navi Mumbai (TDR is as specified in the Appendix - X)
		1. Transferable Development Right means the unused potential of the plot allotted under the Land Compensation Scheme which in FSI terms is equivalent to the	Sanctioned as proposed.



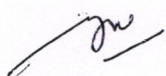
		balance eligible area of development of such allotted plot, and which is made available to the allottee in the form of Development Right Certificate, which allottee may utilize himself or transfer to any other person.	
		2.Allottee under the Land compensation Scheme who is entitled to receive developed lands under Component – I and Component –II and is unable to utilize the full potential of development of such land in situ as per the provisions of Regulation 36, shall be eligible for the grant of Development Right Certificate.	Sanctioned as proposed.
		3.The Development Right Certificate (DRC) shall be issued by the Managing Director/Jt. Managing Director CIDCO.	Sanctioned as proposed.
		4. If the holder of the DRC intends to transfer it to any other person, he shall submit the DRC to the Managing Director/Jt. Managing Director, CIDCO with their appropriate application for	Sanctioned as proposed.

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		7. The minimum size of the receiving plot on which TDR may be permitted to be utilized shall be 2000 sq. mtr. in the area of Pushpak Node, described in detail in the schedule and development of such plot shall be as per Regulations no.-36.	Sanctioned as proposed.
		8.Plots in the range of 1000 m ² to 2000 m ² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed. however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node ,floating of TDR shall be allowed with the approval of VC&MD.	8.Plots in the range of 1000 m ² to 2000 m ² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed, however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node, floating of TDR shall be allowed and such TDR shall be used within Pushpak node only with the approval of VC & MD.
		9.In Intensive Development Pockets and other plots, the utilization of TDR shall depends on the size of the plot and its development potential as per GDCR.	Except Intensive Development Pockets, in other plots the utilization of TDR shall depend on the size of the plot and its development potential as per GDCR.
		10.Amount of TDR shall be equal to the unutilised FSI in	Sanctioned as proposed.

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		<p>sq.mtr. The utilization of TDR on receiving plot shall be as per formula given below:</p> <p>Formula;</p> $A = (R_g/R_r) \times B$ <p>Where,</p> <p>A = utilization of DR in sq.mtr. on receiving plot</p> <p>R_g = Rate in rupees per sq.mtr. as per ASR* of generating plots in generating year</p> <p>R_r = Rate in rupees per sq.mtr. as per ASR* of receiving plots in generating year</p> <p>B = TDR debited from DRC in sq.mtr.</p> <p>*ASR means Annual Schedule of Rates published by the registration department for each year.</p> <p>Wherever ASR rate is not available the rates decided by CIDCO shall be applicable for computation.</p>	
		<p>11.DRC in combination shall be allowed for utilization on receiving plots on exclusive residential use plots and business or mercantile plots use in</p>	<p>Sanctioned as proposed.</p>



		combination residential use in the designated areas.	
		12.The DRC may be used in one or more plot of land in multiple of 10 sq.mtr.	Sanctioned as proposed.
		13.The principal DRC shall be valid for a period of 5 years from the date of issue, thereafter; it shall have to get revalidated from CIDCO every five year.	Sanctioned as proposed.
		14.The transferees DRC shall be valid only for two years or up to the date of principal DRC - whichever is earlier. Thereafter the transferee's DRC shall be got revalidated every two years.	Sanctioned as proposed.

०२. सदरचा मंजूर फेरबदल ही अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल.

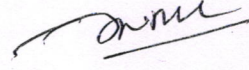
०३. उक्त मंजूर फेरबदल नागरीकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावधी करिता उपलब्ध राहील.

- १) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, नवी मुंबई.
- २) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ३) सहाय्यक संचालक, नगर रचना, रायगड शाखा, अलिबाग, जि. रायगड



०४. सदर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(सुनिल फाटक)
कार्यासन अधिकारी

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032

Dated :- 13th August, 2015

NOTIFICATION

Maharashtra
Regional
and Town
Planning
Act, 1966

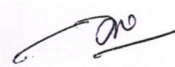
No. TPS 1715/109/CR-2/15/ UD-12

Whereas, the Development Plan of Navi Mumbai New Town (hereinafter referred to as "the said Development Plan") has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.RPV-1175/635/C-UD-5 dated 18.8.1979 and has come into force with effect from the 18.8.1979;

And whereas, the General Development Control Regulations for the Navi Mumbai New Town Area (hereinafter referred to as "the said Regulations"), have been sanctioned by the Government under section 31(1) of the said Act, vide Notification No.RPV-1175/635/C-UD-5 dated 16th September, 1978 (hereinafter referred to as "the said Notification");

And whereas, after following the legal procedure under sub-section 1 of the section 37 of the said Act, CIDCO has submitted a proposal vide letter dated 13/08/2014 for effecting certain modifications to the said Regulations in respect of incorporating New Regulations No. 36 & 37 with its Appendix IX & X for regulating the development of Land Compensation Scheme and Transferable Development Rights (TDR) for enabling the consumption of full potential of the land allotted to the Project Affected Persons. (hereinafter referred to as "the said modifications");

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modifications in respect of Regulation No. 36,37 and Appendix - IX, X are necessary and should be sanctioned with certain changes and the decision regarding provision 2 (e) & 3(b) of regulation No.36-A should be kept in abeyance.



Now therefore, in exercise of the powers vested under section 37(2) of the said Act, the State Government hereby, sanctions the said modifications in respect of incorporating New Regulation No. No. 36,37 and Appendix – IX, X of the said Regulations with certain changes and keeps in abeyance provision 2 (e) & 3(b) of regulation No.36-A as described in Schedule below.

Schedule

Sanctioned modification to the General Development Control Regulations applicable for the Navi Mumbai New Town Area.

Sr. No	Regulation No.	Proposed Provision	Sanctioned Modification
1	Appendix ix, Regulation 36 (A) Regulations for Land Compensation Scheme and Rehabilitation Pocket in Navi Mumbai.	1.Land Compensation Scheme –means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government for compensating the land holders whose lands are being acquired on or after 1 st March 2014. The compensation under Scheme shall have three components :-	1.Land Compensation Scheme and Rehabilitation Pocket – Land Compensation Scheme means the Scheme devised by City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) with the approval of State Government vide Government Resolution CID-1812/ C.R.274/ UD10, dated 1/3/2014 and as amended from time to time for compensating the land holders whose lands are being acquired on or after 1 st March 2014.The Rehabilitation Pocket means the land identified by CIDCO for

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			allotment under land compensation scheme. The compensation under Scheme shall have three components.
		a) Component - I - involving allotment of 10 % developed land maximum 15 % commercial use of permissible FSI, in lieu of monetary compensation, after deduction of 30 % area for the development of infrastructure and amenities.	a) Component - I - involving allotment of 10 % developed land in lieu of monetary compensation after deduction of 30 % of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.
		b) Component - II - involving allotment of 12.5% developed land with maximum 15 % commercial use of permissible FSI and after deduction of 30 % area for the development of infrastructure and amenities.	b) Component - II - involving allotment of 12.5 % developed land in lieu of monetary compensation after deduction of 30 % of the eligible area for the development of infrastructure and amenities. Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.



		<p>c) Component – III - involving allotment of developed plot with maximum 15 % commercial use of permissible FSI, to the eligible owner of the house whose house and land under house are being acquired and resettled at another location.</p>	<p>c) Component – III involving allotment of developed plot to the eligible owner of the house whose house and land under house are being acquired and resettled at another location Maximum 15% FSI may be used for commercial use provided that such commercial use shall be permissible as per provisions of General Development Control Regulations.</p>
		<p>2. Floor Space Index admissible on lands allotted under the scheme shall be as follows:-</p> <p>a) Component –I – Floor Space index for the development of land allotted under Component – I shall be 2.5</p>	<p>a) Sanctioned as proposed.</p>
		<p>b) Component –II – Floor Space Index for the development of land allotted under Component –II shall be 1.5</p>	<p>b) Sanctioned as proposed.</p>
		<p>c) Floor Space Index for the development of total land allotted under Component –I and Component –II together shall be 2.0,</p>	<p>c) Floor Space Index for the development of total land allotted under Component –I and Component –II that is 22.5 % shall be 2.0,</p>

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		d) Component - III - Floor Space Index for the development of land allotted under Component -III shall be 1.5	d) Sanctioned as proposed.
		e) The base FSI of the lands within Intensive Development Pockets as notified by CIDCO shall be 2.0 irrespective of the land use and the maximum permissible FSI shall be 3.0. Provided that with the previous approval of VC & MD, CIDCO, the additional 1.0 FSI stated above may be granted for utilization on these plots subject to payment of additional premium as may be decided by the corporation. Alternatively, with the previous approval of VC & MD, CIDCO, additional FSI 1.0 in the form of DRC shall be granted on lands within the Intensive Development Pockets over and above the base FSI of 2.0.	Kept in abeyance.
		f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0	f) The base FSI of the lands within Pushpak Node as described by CIDCO shall be 2.0 irrespective of the land



		<p>c) All the plots of residential, business or mercantile in combination with residential use in all Southern Nodes (Raigad District) under the jurisdiction of CIDCO having one side of the plot fronting on equal to or above 20.0 mtr. wide road subject to maximum FSI 2.0.</p>	<p>The proposed provision is refused to accord sanction.</p>								
		<p>4)Extent of Utilization of DRC: - The utilization of DRC within Pushpak node or within Intensive Development Pockets shall be permitted is as follows.</p> <table><tr><td>Road width</td><td>Maximum Permissible Utilization of TDR</td></tr><tr><td>Equal to or above 20.0 mtr and along the service road in Pushpak node.</td><td>1.0 FSI on receiving plot.</td></tr></table>	Road width	Maximum Permissible Utilization of TDR	Equal to or above 20.0 mtr and along the service road in Pushpak node.	1.0 FSI on receiving plot.	<p>4)Extent of Utilization of DRC: - The utilization of DRC within Pushpak node only shall be permitted is as follows.</p> <table><tr><td>Road width</td><td>Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.</td></tr><tr><td>Equal to or above 20.0 mtr and along the service road in Pushpak node.</td><td>Upto 0.5 FSI on receiving plot.</td></tr></table>	Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.	Equal to or above 20.0 mtr and along the service road in Pushpak node.	Upto 0.5 FSI on receiving plot.
Road width	Maximum Permissible Utilization of TDR										
Equal to or above 20.0 mtr and along the service road in Pushpak node.	1.0 FSI on receiving plot.										
Road width	Maximum Permissible Utilization of TDR in addition to the base FSI under GDCR and under this regulations.										
Equal to or above 20.0 mtr and along the service road in Pushpak node.	Upto 0.5 FSI on receiving plot.										

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		<p>5) Marginal Open Spaces - The minimum marginal open spaces for any individual building in the area designated for the allotment of land under the Land Compensation Scheme shall be</p> <p>a) As per table no. 17.6 of General Development Control Regulations in respect of plots of size less than 1000 sq.m. Further semidetached building shall be permitted on the plots of size less than 1000 sq. mtr.</p> <p>b) The minimum marginal open spaces on all sides of the building on a plot of 1000 sq.m. or more, shall be 6.0 m. without any projections, except required for fire fighting and as permitted by the Fire Officer CIDCO and irrespective of whether the face of the building derives light and ventilation or not.</p> <p>c) If any interior or exterior open space is intended to be used for the purpose of light & ventilation by more than one building belonging to the same owner, then the width of such open</p>	Sanctioned as proposed.
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		spaces shall be minimum 9.0 mtr.	
		6) Applicability of the other Provisions of DCR All the aspects of development not covered under this regulation shall be governed by the relevant provisions of the sanctioned GDCR.	Sanctioned as proposed.
		7) Powers of Interpretation :- If any dispute regarding the interpretation of these Regulations arises, the decision made by the Corporation shall be final.	7) Powers of Interpretation :- If any dispute regarding the interpretation of these Regulations arises, the decision made by the State Government shall be final.
2.	Appendix X, Regulation 37	(B) Regulation for of Utilization Transferable Development Right in Navi Mumbai	Provision is sanctioned with modifications as below:- (B) Regulation for of Utilization Transferable Development Right in Navi Mumbai (TDR is as specified in the Appendix - X)
		1. Transferable Development Right means the unused potential of the plot allotted under the Land Compensation Scheme which in FSI terms is equivalent to the balance eligible area of development of such allotted plot, and which	Sanctioned as proposed.

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		is made available to the allottee in the form of Development Right Certificate, which allottee may utilize himself or transfer to any other person.	
		2.Allottee under the Land compensation Scheme who is entitled to receive developed lands under Component - I and Component -II and is unable to utilize the full potential of development of such land in situ as per the provisions of Regulation 36, shall be eligible for the grant of Development Right Certificate.	Sanctioned as proposed.
		3.The Development Right Certificate (DRC) shall be issued by the Managing Director/Jt. Managing Director CIDCO.	Sanctioned as proposed.
		4.If the holder of the DRC intends to transfer it to any other person, he shall submit the DRC to the Managing Director/Jt. Managing Director, CIDCO with their appropriate application for endorsement of the new holder's name.	Sanctioned as proposed.



		5.A holder of DRC who desires to use the FSI credit on a particular plot of land shall attach to his application for development permission, valid DRC to the extent required.	Sanctioned as proposed.
		6.The DRC shall be valid for use on receiving plots in area of Pushpak Node described in detail in the schedule, the pockets as may be notified by CIDCO as the Intensive Development Pockets and all the plots of residential, business or mercantile in combination with residential use in all Southern Nodes (Raigad District) under the jurisdiction of CIDCO having one side of the plot fronting on equal to or above 20.0 mtr. wide road.	Provision is sanctioned with modifications as below:- The DRC shall be valid for use on receiving plots in area of Pushpak Node only have one side of the plot fronting on equal to or above 20 m wide road and along the service road.
		7. The minimum size of the receiving plot on which TDR may be permitted to be utilized shall be 2000 sq. mtr. in the area of Pushpak Node, described in detail in the schedule and development of such plot shall be as per Regulations no.-36.	Sanctioned as proposed.

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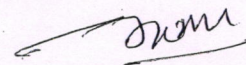
		8.Plots in the range of 1000 m ² to 2000 m ² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed. however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node ,floating of TDR shall be allowed with the approval of VC&MD.	8.Plots in the range of 1000 m ² to 2000 m ² shall not be permitted to float TDR unless the full potential of the plot with FSI 2.0 is consumed, however in case of exceptional hardship more specifically due to height restrictions, in Pushpak node, floating of TDR shall be allowed and such TDR shall be used within Pushpak node only with the approval of VC & MD.
		9.In Intensive Development Pockets and other plots, the utilization of TDR shall depends on the size of the plot and its development potential as per GDCR.	Except Intensive Development Pockets, in other plots the utilization of TDR shall depend on the size of the plot and its development potential as per GDCR.
		10.Amount of TDR shall be equal to the unutilised FSI in sq.mtr. The utilization of TDR on receiving plot shall be as per formula given below: Formula; $A = (R_g/R_r) \times B$ Where, A = utilization of DR in sq.mtr. on receiving plot R _g = Rate in rupees per sq.mtr. as per ASR* of	Sanctioned as proposed.

		<p>generating plots in generating year</p> <p>R_r = Rate in rupees per sq.mtr. as per ASR* of receiving plots in generating year</p> <p>B = TDR debited from DRC in sq.mtr.</p> <p>*ASR means Annual Schedule of Rates published by the registration department for each year.</p> <p>Wherever ASR rate is not available the rates decided by CIDCO shall be applicable for computation.</p>	
		11.DRC in combination shall be allowed for utilization on receiving plots on exclusive residential use plots and business or mercantile plots use in combination residential use in the designated areas.	Sanctioned as proposed.
		12.The DRC may be used in one or more plot of land in multiple of 10 sq.mtr.	Sanctioned as proposed.
		13.The principal DRC shall be valid for a period of 5 years from the date of issue, thereafter; it shall have to get revalidated from CIDCO every five year.	Sanctioned as proposed.

		14. The transferees DRC shall be valid only for two years or up to the date of principal DRC – whichever is earlier. Thereafter the transferee's DRC shall be got revalidated every two years.	Sanctioned as proposed.
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02. Fixes the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.
03. The aforesaid sanctioned modification shall be available for inspection of the general public during office hours on all working day at the following offices for the period of one month.
- 1) The Managing Director, CIDCO, CIDCO Bhavan, Navi Mumbai 400614.
 - 2) The Joint Director of Town Planning, Konkan Division, 3rd floor, Konkan Bhavan, Navi Mumbai 400614.
 - 3) The Assistant Director, Town Planning, Raigad Branch, Alibag, Raigad.
04. This notification shall also be published on the Government Web site at www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra



**(Sunil Phatak)
Section Officer**