



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ८, अंक ७]

बुधवार, फेब्रुवारी ९, २०२२/माघ २०, शके १९४३

[पृष्ठे ७, किंमत : रुपये ४.००

असाधारण क्रमांक ८

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ३ फेब्रुवारी २०२२

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस - १८१८/प्र.क्र.२३६/१८(भाग-३)/कलम-३७(१कक)(ग) व कलम २०(४)/फेरबदल/ नवि-१३.— ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे / विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (‘‘युडीसीपीआर’’) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख ‘‘उक्त अधिनियम’’ असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो. व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दिनांक ०२ डिसेंबर २०२० अन्वये मंजुरी दिली असून सदर नियमावली, पुणे महानगर प्रदेश विकास प्राधिकरण व रत्नागिरी जिल्हा प्रादेशिक योजनेचे क्षेत्र वगळता, दिनांक ०३ डिसेंबर २०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) शिर्डी विमानतळ अधिसूचित क्षेत्र आणि विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळाचे अधिसूचित क्षेत्र, या क्षेत्रांना उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दिनांक ०२ डिसेंबर २०२० आणि सूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३,

(१)

दिनांक ०२ डिसेंबर २०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७ (१कक) व कलम २०(३)/नवि-१३, दिनांक ०२ डिसेंबर २०२० आणि क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दिनांक ०२ डिसेंबर २०२० अन्वये निदेश दिलेले आहेत;

आणि ज्याअर्थी, उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील काही तरतुदी सुधारीत करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख “उक्त फेरबदल” असा करण्यात आलेला आहे) असे शासनाचे मत झाले;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(क) व कलम २०(३) मधील तरतुदींप्रमाणे शासनास प्राप्त अधिकारांनुसार उक्त फेरबदलाबाबत शासन नगर विकास विभागाने इरादा जाहीर केला आहे आणि प्रस्तावित फेरबदलासंदर्भात आम जनतेकडून सूचना/हरकती मागविण्यासाठी सूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/फेरबदल/नवि-१३, दिनांक ०२ डिसेंबर २०२० आणि त्यास पूरकपत्र क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/पूरकपत्र/नवि-१३, दिनांक ०९ डिसेंबर २०२० प्रसिध्द केले असून सदर सूचना व पूरकपत्र अनुक्रमे दिनांक ०३ डिसेंबर २०२० व दिनांक १० डिसेंबर २०२० रोजीच्या **महाराष्ट्र शासन राजपत्र**, असाधारण भाग एक-मध्य उपविभाग मध्ये प्रसिध्द झाली आहे. तसेच प्राप्त होणाऱ्या सूचना/हरकतीवर संबंधितांना सुनावणी देण्याकरिता तसेच संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन त्यावरील अहवाल शासनास सादर करण्याकरिता संबंधित विभागांचे विभागीय सहसंचालक, नगर रचना यांची ‘अधिकारी’ म्हणून (यापुढे ‘उक्त अधिकारी’ असे उल्लेखिलेले) नियुक्ती करण्यात आली;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांनी, ज्याप्रमाणे लागू असेल त्याप्रमाणे, उक्त अधिनियमाच्या कलम ३७(१कक) आणि कलम २० मधील तरतुदींनुसारची, वैधानिक कार्यवाही पूर्ण करून त्यांचे अहवाल शासनास सादर केले आहेत;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगर रचना महाराष्ट्र राज्य यांचेशी सल्लामसलत केल्यानंतर शासनाने, उक्त प्रस्तावित फेरबदलांपैकी काही फेरबदलांवरिल निर्णय प्रलंबित ठेऊन काही फेरबदल, काही सुधारणांसह अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-३)/कलम-३७(१कक)(ग) व कलम २०(४)/फेरबदल/नवि-१३, दिनांक १६ जून २०२१ आणि दिनांक ०२ डिसेंबर २०२१ अन्वये (यापुढे ‘उक्त अधिसूचना’ अशा उल्लेखिलेल्या) मंजूर केले आहेत;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेऊन संचालक, नगर रचना महाराष्ट्र राज्य यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर, उक्त अधिसूचनेद्वारे प्रलंबित असणाऱ्या फेरबदलांपैकी विनियम क्र.१४.७.८(iii), विनियम क्र.१४.७.८(iv) व विनियम क्र.१४.८.६(i) मधील फेरबदल काही सुधारणांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(ग) आणि कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :-

(अ) उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.१४.७.८(iii), विनियम क्र.१४.७.८(iv) व विनियम क्र.१४.८.६(i) च्या तरतुदींमधील फेरबदलांना काही सुधारणांसह, सोबतच्या परिशिष्ट-अ मध्ये सविस्तरपणे नमूद केल्याप्रमाणे, मंजूरी देत आहे.

(ब) सदर मंजूर फेरबदल, सदर अधिसूचना **शासन राजपत्रात** प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल, असे निश्चित करित आहे.

प्रस्तुत अधिसूचना, त्यासोबतच्या परिशिष्टासह, सर्व संबंधित नियोजन प्राधिकरणे आणि नगर रचना आणि मूल्यनिर्धारण विभागाची सर्व विभागीय कार्यालये, सर्व जिल्हा शाखा कार्यालये, सर्व जिल्हाधिकारी कार्यालये, सर्व जिल्हापरिषदा कार्यालये यांचे कार्यालयात नागरिकांच्या अवलोकनार्थ १ महिन्यांच्या कालावधीसाठी उपलब्ध राहील.

प्रस्तुत फेरबदलाची अधिसूचना, त्यासोबतच्या परिशिष्टासह, शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध करण्यात येत आहे.

परिशिष्ट - अ

अधिसूचना क्र.टिपीएस-१८१८प्र.क्र.२३६/१८(भाग-३)/कलम ३७(१कक)(ग) व
कलम २०(४)/फेरबदल/नवि-१३, दि.०३/०२/२०२२ सोबतचे सहपत्र

(1) The provision in Regulation No.14.7.8 (iii) is replaced as follows:—

(iii) The incentive FSI/BUA shall depend on size of the scheme and rate of developed land and rate of construction as per ASR of year in which LOI is sanctioned.

Basic Ratio (LR/RC*)	Incentive as per scheme				
	Upto 0.20 ha	More than 0.20 ha upto 0.40 ha	More than 0.40 ha upto 1 ha	More than 1 ha upto 5 ha	For more than 5 ha
Above 2.00	1.50	1.60	1.75	2.00	2.25
Above 1.50 and upto 2.00	1.60	1.75	2.00	2.25	2.50
Above 1.00 and upto 1.50	1.75	2.00	2.25	2.50	2.75
upto 1.00	2.00	2.25	2.50	2.75	3.00

- RC is the rate of construction in respect of RCC Construction and LR is the Land Rate of open Land. FSI to be sanctioned on a Slum Rehabilitation scheme site **may exceed 4.00.**
- **Note -1 :** In Case of any Slum Redevelopment Scheme is in progress and any Slum redevelopment scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 25.0 sq.mt., if full occupation permission has not been granted and if it is structurally not feasible to provide rehabilitation tenements having individual carpet area as per these regulation, without having completely pull down and reconstructed the on-going rehabilitation building(s), permissible sale component vis-à-vis rehab component shall be 1.25:1 subject to maximum in-situ FSI of 4.0.

(2) The provision in Regulation No.14.7.8 (iv) is replaced as follows:—

(iv) Maximum FSI permissible that can be sanctioned on any slum site shall be 4.0 or sum of total of rehabilitation BUA plus incentive BUA, whichever is more, with minimum tenement density of 650 per net hectare. Due to local planning constraints and viability of Slum Rehabilitation Project, the tenement density norms of 650 net per hectare may be reduced upto 25% by Chief Executive Officer, SRA, subject to minimum tenement density of 500 per net hectare. In such cases, maximum permissible in-situ / total FSI shall be restricted to sum of rehabilitation and incentive BUA which may be generated in the scheme after such relaxation of tenement density. The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No.14.7.9(vi). While the areas referred in sub Regulations No.14.7.11(vi) and 14.7.13(ii) of this Regulation shall not be included for computation of FSI, and the said areas shall be included for computation of the rehab component. In all cases where permissible in-situ FSI cannot be utilised in situ the difference between permissible FSI and that can be constructed in-situ, will be made available in the form of TDR in accordance with the provisions of Regulation 11.2.

(3) The provision in Regulation No.14.8.6 (i) is replaced as follows:—

14.8.6 The permissible FSI for URC

(i) The FSI permissible in the URS shall be the FSI required for rehabilitation of existing occupiers/tenants + incentive FSI under this Regulation, or 4.00 whichever is higher.

Provided that Incentive FSI shall be governed by the ratio of Land Rate (LR) (in Rs. Per sq.m.) of the URC under redevelopment to the Rate of Construction (RC) (in Rs. Per Sq.m.), as per the Annual Statement of Rates (ASR) applicable to the area and size of the URC as given in table below:—

Basic Ratio (LR/RC*)	Incentive as per scheme		
	More than 0.40 ha upto 1.0 ha.	More than 1.0 ha. upto 5.0 ha.	For more 5.0 ha.
Above 2.00	1.75	2.00	2.25
Above 1.50 and upto 2.00	2.00	2.25	2.50
Above 1 and upto 1.50	2.25	2.50	2.75
Upto 1.00	2.50	2.75	3.00

EXPLANATION :—

(a) In case of different land rates area applicable to different parts of the URC, weighted average of all the applicable rates shall be taken for calculating the Average land rate and basic ratio.

(b) The land rate and the rate of construction for calculation of the basic ratio shall be taken for the year in which the URS is approved by the competent authority and shall remain unchanged during the entire project cycle of the URS.

FSI shall be calculated over the gross area of the URC, deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is upto 25% of the URC then the FSI shall be allowed to be used in non CRZ area. However no FSI shall be allowed for the area from CRZ-I. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of UDCPR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilisable on a receiving plot.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

किशोर गोखले,
शासनाचे अवर सचिव,

URBAN DEVELOPMENT DEPARTMENT,

Mantralaya, Mumbai 400 032, Dated 3rd February, 2022

NOTIFICATION

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

No.TPS-1818/CR-236/18 (Part-3)/Sec.37 (1AA)(c) & Sec.20(4)/Modification/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ('UDCPR') for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') *vide* Notification No.TPS-1818/CR.236/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 2nd December 2020 which has come into force from 3rd December 2020, excluding area of Pune Metropolitan Region Development Authority and Regional Plan of Ratnagiri District;

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Shirdi Airport Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority and for notified area of Maharashtra State Road Development Corporation as Special Planning Authority, the Government has published Notices under section 37(1AA) & section 20(3) of the said Act, bearing No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 2nd December 2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 2nd December 2020 respectively, alongwith directives under section 154 of the said Act, 1966 *vide* resolutions No.TPS-1818/ CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 2nd December 2020 and No.TPS-1818/CR-236/ 18/Sec.20(3)/UD-13, dated 2nd December 2020 respectively;

And whereas, the Government is of opinion that, it is necessary to modify some provisions of the said sanctioned Unified Development Control and Promotion Regulations (hereinafter referred to as 'the said modification');

And whereas, in exercise of the powers conferred under section37(1AA)(a) and section 20(3) of the said Act, the Government in Urban Development Department has declared its intention regarding the said modification and published a Notice No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/Modification/UD-13, dated 2nd December 2020 & Addendum No.TPS-1818/CR-236/18/ Sec.37 (1AA) & Sec.20(3)/Addendum/UD-13, dated 9th December 2020 to that effect, for inviting suggestions/objections from the General Public, which is appeared in the *Maharashtra Government Gazette*, Extra-Ordinary part-I, central Sub-Division dated 3rd December 2020 and dated 10th December 2020 respectively. Divisional Joint Directors of Town Planning of concerned Divisions are appointed as 'Officer' (hereinafter referred to as 'the said Officers') to hear the suggestions and objections which are received and also say of the respective Planning Authorities and submit their reports to the Government;

And whereas, the said Officers have submitted their reports to the Government after completing the legal procedure as contemplated under section 37(1AA) and 20(3) of the said Act, as the case may be;

And whereas, after considering the reports of the said Officers and after consulting the Director of Town Planning, Maharashtra State the Government has kept some modifications in abeyance and sanctioned some modifications, with some changes out of the said modification *vide* Notification No.TPS-1818/CR-236/18 (Part-3)/Sec.37 (1AA)(c) & Sec.20(4)/Modification/UD-13, dated 16th June, 2021 and dated 2nd December, 2021 (hereinafter referred to as 'the said Notifications');

And whereas, after considering the reports of the said Officers, after consulting the Director of Town Planning, Maharashtra State and after necessary enquires the Government is of the opinion that, out of the modifications kept in abeyance *vide* the said Notification, Modification in Regulation No.14.7.8(iii), Regulation No.14.7.8(iv) and Regulation No.14.8.6(i) needs to be sanction, with some changes;

Now therefore, in exercise of the powers conferred under section 37(AA)(c) and section 20(4) of the said Act, the Government hereby :—

(A) Sanctions the modifications, with some changes, in provisions of Regulation No.14.7.8 (iii), Regulation No.14.7.8(iv) and Regulation No.14.8.6(i) of the said sanctioned Unified Development Control and Promotion Regulations, as specifically mention in schedule-A appended herewith.

(B) Fixes the date of publication of this Notification in *Government Gazette* as the date of coming into force of these sanctioned modifications.

This Notification alongwith the schedule shall be available in the offices of all concerned Planning Authorities, all Divisional Offices and District Branch Offices of Town Planning and Valuation Department, all Collector Offices, all Zilla Parishad Offices for inspection of General Public for a period of one month.

This notification of modification is made available on the Government website *www.maharashtra.gov.in* (Acts/Rules)

Schedule-A

Accompaniment of Notification No.TPS-1818/CR.236/18 (Part-3)/Sec.37(1AA)(c) & Sec.20(4)/Modification/UD-13, dated 3rd February 2022

(1) The provision in Regulation No.14.7.8 (iii) is replaced as follows.—

(iii) The incentive FSI/BUA shall depend on size of the scheme and rate of developed land and rate of construction as per ASR of year in which LOI is sanctioned.

Basic Ratio (LR/RC*)	Incentive as per scheme				
	Upto 0.20 ha.	More than 0.20 ha. upto 0.40 ha.	More than 0.40 ha. upto 1 ha.	More than 1 ha. upto 5 ha.	For more than 5 ha.
Above 2.00	1.50	1.60	1.75	2.00	2.25
Above 1.50 and upto 2.00	1.60	1.75	2.00	2.25	2.50
Above 1.00 and upto 1.50	1.75	2.00	2.25	2.50	2.75
upto 1.00	2.00	2.25	2.50	2.75	3.00

- RC is the rate of construction in respect of RCC Construction and LR is the Land Rate of open Land. FSI to be sanctioned on a Slum Rehabilitation scheme site **may exceed 4.00**.
- **Note-1 :** In Case of any Slum Redevelopment Scheme is in progress and any Slum Redevelopment scheme where LOI has been issued, envisaging construction of rehabilitation tenements having individual carpet area of 25.0 sq.mt., if full occupation permission has not been granted and if it is structurally not feasible to provide rehabilitation tenements having individual carpet area as per these regulation, without having completely pull down and reconstructed the on-going rehabilitation building(s), permissible sale component *vis-à-vis* rehab component shall be 1.25:1 subject to maximum *in-situ* FSI of 4.0.

(2) The provision in Regulation No.14.7.8 (iv) is replaced as follows.—

(iv) Maximum FSI permissible that can be sanctioned on any slum site shall be 4.0 or sum of total of rehabilitation BUA plus incentive BUA, whichever is more, with minimum tenement density of 650 per net hectare. Due to local planning constraints and viability of Slum Rehabilitation Project, the tenement density norms of 650 net per

hectare may be reduced upto 25% by Chief Executive Officer, SRA, subject to minimum tenement density of 500 per net hectare. In such cases, maximum permissible in-situ / total FSI shall be restricted to sum of rehabilitation and incentive BUA which may be generated in the scheme after such relaxation of tenement density. The computation of FSI shall be done for both rehab and free-sale components in the normal manner, that is giving the benefit of what is set down in Regulation No.14.7.9(vi). While the areas referred in sub Regulations No.14.7.11(vi) and 14.7.13(ii) of this Regulation shall not be included for computation of FSI, and the said areas shall be included for computation of the rehab component. In all cases where permissible *in-situ* FSI cannot be utilised *in-situ* the difference between permissible FSI and that can be constructed *in-situ*, will be made available in the form of TDR in accordance with the provisions of Regulation 11.2.

(3) The provision in Regulation No.14.8.6 (i) is replaced as follows.—

14.8.6 The permissible FSI for URC

(i) The FSI permissible in the URS shall be the FSI required for rehabilitation of existing occupiers/tenants + incentive FSI under this Regulation, or 4.00 whichever is higher.

Provided that Incentive FSI shall be governed by the ratio of Land Rate (LR) (in Rs. Per sq.m.) of the URC under redevelopment to the Rate of Construction (RC) (in Rs. Per Sq.m.), as per the Annual Statement of Rates (ASR) applicable to the area and size of the URC as given in table below:—

Basic Ratio (LR/RC*)	Incentive as per scheme		
	More than 0.40 ha. upto 1.0 ha.	More than 1.0 ha. upto 5.0 ha.	For more 5.0 ha.
Above 2.00	1.75	2.00	2.25
Above 1.50 and upto 2.00	2.00	2.25	2.50
Above 1 and upto 1.50	2.25	2.50	2.75
Upto 1.00	2.50	2.75	3.00

Explanation :—

(a) In case of different land rates area applicable to different parts of the URC, weighted average of all the applicable rates shall be taken for calculating the Average land rate and basic ratio.

(b) The land rate and the rate of construction for calculation of the basic ratio shall be taken for the year in which the URS is approved by the competent authority and shall remain unchanged during the entire project cycle of the URS.

FSI shall be calculated over the gross area of the URC, deducting area falling in CRZ and Forest areas if any. However, if the area in CRZ-II is upto 25% of the URC then the FSI shall be allowed to be used in non CRZ area. However no FSI shall be allowed for the area from CRZ-I. Out of the construction area allowed as per Global FSI, FSI that cannot be actually utilized in URC, due to constraints imposed by different provisions of UDCPR, or otherwise, shall be converted into Urban Renewal TDR (URT) which shall be utilisable on a receiving plot.

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

KISHOR GOKHALE,
Under Secretary to Government.