



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ८, अंक १५(२)]

बुधवार, मार्च २, २०२२/फाल्गुन ११, शके १९४३

[पृष्ठे ८, किंमत : रुपये १२.००

असाधारण क्रमांक ३१

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सूचना

क्र. सिडको/नियोजन/बीएन- १२५३२/इ - १००२३२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (या पुढे ज्याचा उल्लेख 'उक्त अधिनियम' असा करण्यात आला आहे.), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने दिनांक १० जानेवारी २०१३ रोजीच्या अधिसूचना क्रमांक टीपीएस. १७१२/४७५/प्र. क्रमांक ९८/१२/ नवी -१२ (यापुढे ज्याचा उल्लेख 'उक्त अधिसूचना' असा करण्यात आला आहे.) अन्वये त्यात नमूद केल्याप्रमाणे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नैना), (यापुढे ज्याचा उल्लेख 'उक्त अधिसूचित क्षेत्र' असा करण्यात आला आहे.) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख 'उक्त महामंडळ' असा करण्यात आला आहे.) म्हणजे 'सिडकोची' ची विशेष नियोजन प्राधिकरण (यापुढे ज्याचा उल्लेख 'उक्त प्राधिकरण' असा करण्यात आला आहे.) म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) नुसार प्रारूप विकास योजनेतील प्रस्तावासंदर्भात शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचार विनिमय करून शासन, नगर विकास विभागाने अधिसूचना क्र. टीपीएस-१२१५/२४५/प्र. क्र. ३३२/२०१५/एसएम/नवि - १२, दिनांक २७ एप्रिल २०१७ अन्वये उक्त प्राधिकरणाची उक्त क्षेत्रातील २३ गावांसाठी प्रारूप अंतरिम विकास योजना भागशः मंजूर केलेली आहे आणि दिनांक २७ मे २०१९ पासून अंमलात आली आहे. तसेच अधिसूचना क्र. टीपीएस-१७१७/ स.क्र. २७५०/प्र. क्र. ९१/२०१९/नवि -१२, दिनांक १६ सप्टेंबर २०१९ अन्वये उक्त प्राधिकरणाची उक्त क्षेत्रातील १५२ गावांसाठी प्रारूप विकास योजना भागशः मंजूर केलेली आहे. आणि दिनांक १६ ऑक्टोबर २०१९ पासून अंमलात आली आहे ;

आणि ज्या अर्थी महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियमाचे कलम १५४ अन्वये नगर विकास विभागाने पत्र क्र.टीपीएस /१७१७/२७५०/प्र.क्र ९१/नवी-१२, दिनांक ६ जानेवारी २०२० रोजीच्या निर्देशानुसार १५२ गावांकरिता मंजूर असलेली विकास नियंत्रण व प्रोत्साहन नियमावली ही उक्त अधिसूचित क्षेत्रातील २३ गावे अंतरिम विकास योजनेस लागू करण्यात आली आहे. जेणेकरून संपूर्ण नैना क्षेत्रास एकच विकास नियंत्रण नियमावली असेल.

(१)

आणि ज्याअर्थी सिडकोच्या नैना क्षेत्रासभोवताल असणारे प्राधिकरण ज्यात नवी मुंबई, पनवेल महानगर पालिका, ठाणे महानगरपालिका, महाराष्ट्र राज्य रस्ते विकास महामंडळास शासनाने एकात्मिक विकास प्रोत्साहनार्थ नियमावली लागू केली. त्यामुळे नैना क्षेत्रातील विकासकांनी हस्तांतरणीय विकास अधिकार (Transfer Of Development Rights) तरतुदी विषयक एकात्मिक विकास प्रोत्साहनार्थ नियमावली प्रमाणे हस्तांतरणीय विकास अधिकार (TDR) नैनाच्या कोणत्याही क्षेत्रात चटई क्षेत्र निर्देशांकाच्या स्वरूपात जास्तीत जास्त वापरता यावा यासाठी महामंडळास विनंती करण्यात आली. हस्तांतरणीय विकास अधिकार म्हणजे चटई क्षेत्र निर्देशांकाच्या स्वरूपात भरपाई यामुळे नियोजन प्राधिकरणास विकास आराखड्यातील आरक्षित जागा भूसंपादन न करता प्रदान करता येतात.

म्हणून व्यापक जनहित लक्षात घेता मंजूर नियमावलीतील हस्तांतरणीय विकास अधिकाराच्या तरतुदीत सुधारणा करणे आवश्यक वाटल्यामुळे यासंदर्भात प्रस्ताव सादर केला असता सिडको महामंडळाने दिनांक १९ फेब्रुवारी २०२२ च्या ठराव क्रमांक १२५३२ अन्वये संदर्भित प्रस्ताव सादर केला.

त्यामुळे, आता कलम ३७ च्या उप-कलम (१) नुसार महामंडळातर्फे सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये सोबत जोडलेल्या सूची नुसार फेरबदल करण्यासाठी सूचना जारी करण्यात येत आहे.

उक्त अधिनियमांच्या कलम ३७, उप-कलम (१) अनुषंगाने **महाराष्ट्र शासनाच्या राजपत्रात** नोटीस प्रकाशित करण्याच्या तारखेपासून १ महिन्यापेक्षा अधिक नसेल अशा कालावधीत कोणत्याही व्यक्तिकडून प्रस्तावित फेरबदलाबाबतीत आक्षेप व सूचना मागविण्यासाठी सिडको महामंडळ सूचना प्रकाशित करत आहे. या सुचनेसंबंधी आक्षेप व सूचना महामंडळाच्या मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ यांच्याकडे पाठवाव्यात.

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये प्रस्तावित फेरबदल खाली नमूद कार्यालयातील फलकावर जनतेस बघता येईल :—

(१) सिडको महामंडळाच्या पंजिकृत कार्यालय, निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई ४०० ०२१.

(२) मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

(३) सह संचालक, नगररचना व मुल्य निर्धारण विभाग, कोकण विभाग, सीबीडी-बेलापूर, नवी मुंबई ४०० ६१४.

संचालक मंडळाच्या आदेशानुसार,

निर्मल, दुसरा मजला,
नरिमन पॉईंट, मुंबई ४०० ०२१.
दिनांक २ मार्च २०२२.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार (नैना), सिडको.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTICE

No. CIDCO/ Planning/ BN- 12532/E-100232

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification, No. TPS. 1712/475/CR-98/12/UD-12: dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the said Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “the said notified area”) as specified therein ;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, the Government, after making necessary enquiry and consulting the Director of Town Planning, Maharashtra State, Pune, has sanctioned Part of the draft Development Plan of 23 villages of said notified area of the said Corporation *vide* Urban Development Department, Notification No. TPS-1215/245/CR-332/2016/SM/UD-12, dated 27th April 2017 which has come into force with effect from 27th May 2017. And *vide* Notification No. TPS.1717/MIS 2750/ C.R. 91/2019/UD 12, dated 16th September 2019 sanctioned part of the Draft Development Plan of 152 villages of said notified area which has come into force with effect from 16th October 2019 ;

And whereas, the Government of Maharashtra in the Urban Development, in exercise of the powers conferred under Section 154 of the said Act *vide* Notification No. TPS -1717/2750/C.R. 91/19/UD-12, dated 6th January 2020, directed that the sanctioned Development Control and Promotion Regulations (hereinafter referred to as “ the said DCPR”) of 152 villages that are proposed to be modified and published under section 37(1AA) on 6th January 2020 be made applicable along with above modifications to the Interim Development Plan of 23 villages published in the *Maharashtra Government. Gazette* dated 27th May 2017, so that there is a single “DCPR” for the entire NAINA area ;

And whereas, NAINA area is surrounded by Navi Mumbai, Panvel Municipal Corporation, Thane Municipal Corporation, MSRDC, where recently Government approved UDCPR is made applicable. There is request from stakeholders for modification in Transfer of Development Rights (TDR) provisions of sanctioned DCPR in line with UDCPR for maximum utilization of TDR in any zone of NAINA area. Transferable Development Rights (TDR) is compensation in the form of Floor Space Index (FSI). This mechanism can have used by planning authorities when land under reservation for public purpose is to be acquired by the authority instead of going through land acquisition procedure.

And whereas, thus in the larger public interest and to initiate necessary action the said Corporation considers it necessary to make modifications to certain TDR regulations of sanctioned DCPR of NAINA, and accordingly approved the proposal *vide* Board Resolution No. 12532 dated 19th February 2022.

Now, therefore, under Sub-Section (1) of the Section 37 of the said Act, the Corporation hereby issues and publishes notice declaring its intention to carry out the modifications to the said DCPR as specified in the Schedule attached :

In pursuance of Sub-Section (1) of the Section 37 of the said Act, the Corporation invites objections and suggestions from any person with respect to the proposed modifications to the said DCPR not later than one month from the date of the publication of this Notice in the *Maharashtra Government. Gazette*. The objections and suggestions shall reach the Chief Planner (NAINA) of the Corporation

having his office at 8th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai 400 614.

A schedule showing the proposed modifications to the said DCPR of the said notified area is kept for inspection by public during office hours at following address along with the website (*cidco.maharashtra.gov.in*) :

- (i) Registered office of the corporation, 2nd Floor, Nirmal, Nariman Point, Mumbai 400 021.
- (ii) Office of Chief Planner, at 8th Floor, Tower No. 10, CBD-Belapur Railway station complex, CBD Belapur, Navi Mumbai 400 614.
- (iii) Office of Joint Director of Town Planning, Konkan Bhavan, CBD Belapur, Navi Mumbai 400 614.

Annexure –I															
Regulations as per Sanctioned NAINA DCPR		Proposed Modifications in Sanctioned NAINA DCPR													
Sr. No.	Reg. No.	Regulation	Remarks												
1	43.4.1.1	For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below: <table><tr><th>Area Designated on DP</th><th>Entitlement for TDR/DR</th></tr><tr><td>Non-Gaothan Area</td><td>2 times the area of surrendered land.</td></tr><tr><td>Gaothan Area</td><td>3 times the area of surrendered land.</td></tr></table> (Explanation: Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted): Provided that, if levelling of land and construction/erection of the compound wall / fencing as per Clause No.43.4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-Gaothan area and Gaothan area respectively: Provided also that, Additional / incentive Transferable Development Rights (TDR) to the extent of 20%, 15%, 10% and 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) within 1, 2, 3 years and 5 years from this notification respectively: Provided that, the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, and Heritage TDR. Also the quantum of Transferable Development Rights (TDR) generated for reservation in CRZ/BDP/HTHS Low Density Zone/Hazards Zone areas or in areas which have some natural or legal constraint on development shall be as decided by the Government separately	Area Designated on DP	Entitlement for TDR/DR	Non-Gaothan Area	2 times the area of surrendered land.	Gaothan Area	3 times the area of surrendered land.	For Surrender of the gross area of the land which is subjected to acquisition, free of cost and free from all encumbrances, the owner shall be entitled for TDR or DR irrespective of the FSI permissible or development potential of the vary said land to be surrender and also that of land surrounding to such land at the rate as given below: <table><tr><th>Area Designated on DP</th><th>Entitlement for TDR/DR</th></tr><tr><td>Non-Gaothan Area</td><td>2 times the area of surrendered land.</td></tr><tr><td>Gaothan Area</td><td>3 times the area of surrendered land.</td></tr></table> Note :- i. The quantum of Transferable Development Rights (TDR) generated for reservation in area having total legal impediment / constraint on construction or development like CRZ / Hazardous zone / Low Density zone, shall be 50% of TDR generated as prescribed above. ii. The quantum of Transferable Development Rights (TDR) generated for Bio Diversity Park reservation shall be 8% of gross area. (Explanation :- Above entitlement may also be applicable to the compensation paid in the form of FSI to the owner to be utilised on unaffected part of same land parcel and in such cases the procedure of DRC shall not be insisted.) Provided that, if levelling of land and construction/erection of the compound wall/ fencing as per Clause No.43.4.1.2 to the land under surrender is not permissible as per the prevailing Development Control Regulations desirable considering the total area of reservation, the quantum of TDR shall be reduced to 1:1.85 and 1:2.85 in non-Gaothan area and Gaothan area respectively. In such cases, the owner shall have also an option of paying the cost of construction of compound wall (as decided by the Authority) without reducing the quantum of TDR. Provided further that such construction/ erection of compound wall/ fencing shall not be necessary for area under development plan roads. In such cases TDR equivalent to entitlement as mentioned above shall be granted without any reduction. Provided also that Additional/ incentive Transferable Development Rights (TDR) or Development Rights (DR) to the extent of ~~20%, 15%, 10% and 5%~~ 5% of the surrendered land area shall also be allowed to the land owners who submit the proposal for grant of Transferable Development Rights (TDR) of land reserved in the development plan, within ~~1, 2, 3 years and 5 years~~ 2 years from this notification respectively the sanction of these regulations. Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction	Area Designated on DP	Entitlement for TDR/DR	Non-Gaothan Area	2 times the area of surrendered land.	Gaothan Area	3 times the area of surrendered land.
Area Designated on DP	Entitlement for TDR/DR														
Non-Gaothan Area	2 times the area of surrendered land.														
Gaothan Area	3 times the area of surrendered land.														
Area Designated on DP	Entitlement for TDR/DR														
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Gaothan Area	3 times the area of surrendered land.														

Text in red colour to be inserted

Annexure -I				
Sr. No.	Regulations as per Sanctioned NAINA DCPR		Proposed Modifications in Sanctioned NAINA DCPR	
	Reg. No.	Regulation	Reg. No.	Regulation
2	43.4.2	Transferable Development Rights (TDR) against Construction of Amenity — When an owner or lessee with prior approval of CEO, may develop or construct the amenity on the surrendered plot or on the land which is already vested in the SPANAINA, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the CEO, and hands over the said developed/constructed amenity free of cost to the CEO, then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula: — Construction Amenity TDR in Sqm = $A/B * 1.25$ Where, A = cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced.	43.4.2	Transferable Development Rights (TDR) against Construction of Amenity- When an owner or lessee, with prior approval of CEO, ~~may~~ develops or constructs the amenity on the surrendered plot or on the land which is already vested in the SPANAINA, at his own cost subject to such stipulations as may be prescribed and to the satisfaction of the CEO and hands over the said developed/constructed amenity free of cost to the CEO, then he may be granted a Transferable Development Rights (TDR) in the form of FSI as per the following formula :- Construction Amenity TDR in sq.m. = $A/B * \text{1.25-2.00}$ Where, A = cost of construction of amenity in rupees as per the rates of construction mentioned in Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced. (In case of construction of new D.P. road, cost of construction as worked out on the basis of District Schedule of Rates.) B = land rate per sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of amenity is commenced. In case of buildings like auditorium, assembly etc. wherein height of building is more, cost of the building may be worked out from the Public Works Department as per applicable DSR. Also expenses for ancillary requirements only of immovable items like acoustic etc. may also be included in such cost. Such expenses for ancillary requirement may also be considered for hospital and educational buildings. If any person, with the consent of the authority, constructs D.P. road by obtaining development rights / consent of the other owners whose land is covered under the D.P. road, then such person may be entitled for construction amenity TDR subject to - i. This provision shall only apply to construction of new road proposed in the Development Plan. ii. One end of road should meet other existing public road. iii. The specifications for construction of road shall be as decided by the Authority.
				Text in red colour to be inserted

Annexure –I																																																																																																				
Regulations as per Sanctioned NAINA DCPR		Proposed Modifications in Sanctioned NAINA DCPR	Remarks																																																																																																	
Reg. No.	Regulation	Regulation																																																																																																		
3	43.5.4.1	Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot in NAINA Scheme Development shall be, subject to the road width, as prescribed below: — <table><tr><th>Sr. No.</th><th>Plots Fronting on Road width</th><th>Maximum permissible TDR Loading</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>9m and above but less than 12</td><td>0.40</td></tr><tr><td>2</td><td>12m and above but less than 18</td><td>0.65</td></tr><tr><td>3</td><td>18m and above but less than 24</td><td>0.90</td></tr><tr><td>4</td><td>24m and above but less than 30</td><td>1.15</td></tr><tr><td>5</td><td>Above than 30m</td><td>1.40</td></tr></table> Note. — i. Column No. 3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothar/Congested areas: Provided also that, the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act. ii. FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium, if any+ Road widening FSI of the very said plot if any. iii. However the CEO, NAINA shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development. iv. Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing, if any. v. The priority and quantum of maximum permissible TDR loading mentioned above shall include at least 20% slum TDR (wherever applicable) and DRC generated from the vary said land and/or DRC generated from other location up-to the permissible limit mention above. vi. If a plot is situated on internal road having dead end within 50m from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. vii. The maximum permissible utilisation of Transferable Development Rights (TDR) loading on receiving plot in Non-NAINA Development in shall be restricted to 20% of area of receiving plot subject to condition that the receiving plot shall be fronting on road having width 9m and above. viii. The maximum permissible utilisation of Transferable Development	Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	(1)	(2)	(3)	1	9m and above but less than 12	0.40	2	12m and above but less than 18	0.65	3	18m and above but less than 24	0.90	4	24m and above but less than 30	1.15	5	Above than 30m	1.40	Notwithstanding anything contained in any regulation, the total maximum permissible built-up area and utilisation of Transferable Development Rights (TDR) on receiving plot in NAINA Scheme Development shall be subject to the road width, as prescribed below: — i. NAINA Scheme Development in any zone <table><tr><th>Sr. No.</th><th>Plots Fronting on Road width</th><th>Maximum permissible TDR Loading</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>9m and above but less than 12</td><td>0.40 0.50</td></tr><tr><td>2</td><td>12m and above but less than 18</td><td>0.65 0.75</td></tr><tr><td>3</td><td>18m and above but less than 24</td><td>0.90-1.25</td></tr><tr><td>4</td><td>24m and above</td><td>1.15 1.5</td></tr><tr><td>5</td><td>Above than 30m</td><td>1.40</td></tr></table> ii. Urban village zone <table><tr><th>Sr. No.</th><th>Plots Fronting on Road width</th><th>Maximum permissible TDR Loading</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>9m and above but less than 12</td><td>0.50</td></tr><tr><td>2</td><td>12m and above but less than 18</td><td>0.75</td></tr><tr><td>3</td><td>18m and above but less than 24</td><td>1.25</td></tr><tr><td>4</td><td>24m and above</td><td>1.5</td></tr></table> iii. Mixed use and Predominantly Residential use <table><tr><th>Sr. No.</th><th>Plots Fronting on Road width</th><th>Maximum permissible TDR Loading</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>9m and above but less than 12</td><td>0.50</td></tr><tr><td>2</td><td>12m and above but less than 18</td><td>1.0</td></tr><tr><td>3</td><td>18m and above but less than 24</td><td>1.5</td></tr><tr><td>4</td><td>24m and above</td><td>2.0</td></tr></table> iv. Other zone <table><tr><th>Sr. No.</th><th>Plots Fronting on Road width</th><th>Maximum permissible TDR Loading</th></tr><tr><td>(1)</td><td>(2)</td><td>(3)</td></tr><tr><td>1</td><td>9m and above but less than 12</td><td>0.3</td></tr><tr><td>2</td><td>12m and above but less than 18</td><td>0.6</td></tr><tr><td>3</td><td>18m and above but less than 24</td><td>0.7</td></tr><tr><td>4</td><td>24m and above</td><td>1.0</td></tr></table>	Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	(1)	(2)	(3)	1	9m and above but less than 12	0.40 0.50	2	12m and above but less than 18	0.65 0.75	3	18m and above but less than 24	0.90-1.25	4	24m and above	1.15 1.5	5	Above than 30m	1.40	Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	(1)	(2)	(3)	1	9m and above but less than 12	0.50	2	12m and above but less than 18	0.75	3	18m and above but less than 24	1.25	4	24m and above	1.5	Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	(1)	(2)	(3)	1	9m and above but less than 12	0.50	2	12m and above but less than 18	1.0	3	18m and above but less than 24	1.5	4	24m and above	2.0	Sr. No.	Plots Fronting on Road width	Maximum permissible TDR Loading	(1)	(2)	(3)	1	9m and above but less than 12	0.3	2	12m and above but less than 18	0.6	3	18m and above but less than 24	0.7	4	24m and above	1.0	Text in red colour to be inserted
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Annexure – I			
Sr. No.	Regulations as per Sanctioned NAINA DCPR		Remarks
	Reg. No.	Regulation	Regulation
		Rights (TDR) loading on receiving plot in TBD shall be restricted to 10% of area of receiving plot.	Note: i. Column No. 3 shows the maximum permissible TDR that can be utilised on any plot. Provided that specific area based restriction where TDR utilisation is not permissible by earlier Regulations shall remain in force except for Gaothan/Congested areas: Provided also that, the above utilisation of TDR would be available to an existing road width of 9 mt and above so marked under the relevant Municipal Corporation Act. ii. FSI loading limit on such plot (Maximum Building potential) shall be the basic FSI + TDR + Additional FSI on payment of premium, if any+ Road widening FSI of the very said plot if any. iii. However the CEO, NAINA shall not grant any relaxation due to such allowable loading potential unless he himself satisfied that there is constraint on development. iv. Maximum permissible TDR loading as mentioned above on any plot shall be exclusive of FSI allowed for inclusive housing, if any. v. The priority and quantum of maximum permissible TDR loading mentioned above shall include at least 20% slum TDR (wherever applicable) and DRC generated from the very said land and/or DRC generated from other location up-to the permissible limit mention above. If such TDR is not available, the other TDR may be used. vi. If a plot is situated on internal road having dead end within ~~50m~~ 100m from the main road, then such plot shall be treated as fronting on main road for the purpose of utilisation of TDR. vii. ~~The maximum permissible utilisation of Transferable Development Rights (TDR) loading on receiving plot in Non-NAINA Development shall be restricted to 20% of area of receiving plot subject to condition that the receiving plot shall be fronting on road having width 9m and above.~~ viii. ~~The maximum permissible utilisation of Transferable Development Rights (TDR) loading on receiving plot in TBD shall be restricted to 10% of area of receiving plot.~~ e) ~~Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD~~
4	43.5.4.5 (c)	Areas Restricted from Utilisation of Transferable Development Rights (TDR) c) Where the permissible basic Zonal FSI is less than 0.50, except NAINA Scheme in LDZ and TBD.	43.5.4.5 (c) Proposed to be deleted

Regd. Office : Nirmal, 2nd Floor,
Nariman Point, Mumbai 400 021.
dated the 2nd March 2022.

By the order of the Board of Directors of the Corporation,
RAVINDRAKUMAR M. MANKAR,
Chief Planner (Naina).