



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष १२, अंक ५० (२)]

बुधवार, जुलै १, २०२६/आषाढ १०, शके १९४८

[पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ७६

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १ जुलै २०२६

सूचना

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीबी-४३२६/३०१/प्र.क्र.४३/२०२६/नवि-११.-ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे.) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरीता (यापुढे ज्याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे.) नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/वि.यो./नवि-११, दि.८/०५/२०१८ (यापुढे ज्याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ (यापुढे याचा उल्लेख “उक्त नियमावली” असा करणेत आलेला आहे) ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे. आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस सम क्रमांकाचे शुद्धीपत्रक दि.२२ जून २०१८ रोजी निर्गमित केले आहे; आणि ज्याअर्थी, त्यानंतर उक्त अधिसूचनेस शासनाने समक्रमांकाचे शुद्धीपत्रक व पुरकपत्र दि. २९ जून, २०१८ रोजी पारित केले असून सदर शुद्धीपत्रक व पुरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दि. ३० जून, २०१८ रोजी प्रसिद्ध करण्यात आले आहे; आणि ज्याअर्थी, उक्त नियमावली दि.१/०९/२०१८ पासून अंमलात आली आहे ; आणि ज्याअर्थी, शासनाने दि. २१/०९/२०१८ रोजीच्या अधिसूचनेद्वारे उक्त नियमावलीमधील सारभूत स्वरूपाचे बदल ईपी-१ ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजूरी प्रदान केली आहे; आणि ज्याअर्थी, उक्त मंजूरीच्या अधिसूचनेत आणि मंजूर तरतुदीमध्ये टंकलेखनाच्या त्रुटी व चुका तसेच उक्त नियमावलीमधील काही तरतुदींच्या अर्थबोधाची स्पष्टता करून सुसंगती आणणे या करिता शासनाने दि.१२/११/२०१८ रोजी शुद्धीपत्रक निर्गमित केले आहे ;

आणि ज्याअर्थी, उक्त नियमावलीचे विनियम ३३(९)(A) मध्ये ‘धारावी अधिसूचित क्षेत्राकरिता तरतुदी देण्यात आल्या असून, त्यामध्ये धारावी पुनर्विकास प्रकल्प (DRP) अंतर्गत ‘शहरी नूतनीकरण योजनेसंदर्भात तरतुदींचा समावेश आहे ;

(१)

आणि ज्याअर्थी, उप मुख्य अभियंता, धारावी पुनर्विकास प्रकल्प, झोपडपट्टी पुनर्विकास प्राधिकरण (यापुढे याचा उल्लेख “उक्त प्राधिकरण” असा करण्यात आला आहे) यांचेकडील दि.२८/११/२०२५ रोजीचे पत्र शासन नगर विकास विभागास प्राप्त झाले असून, त्याद्वारे धारावी पुनर्विकास प्रकल्पाच्या अंमलबजावणीसंदर्भात मा. मुख्यमंत्री, महाराष्ट्र राज्य यांच्या अध्यक्षतेखाली दिनांक २८/०५/२०२५ रोजी तसेच मा. मुख्य सचिव, महाराष्ट्र शासन यांच्या अध्यक्षतेखाली दिनांक २५/०६/२०२५ व ०१/०९/२०२५ रोजी झालेल्या बैठकींमधील निर्णय/निर्देशांच्या अनुषंगाने उक्त नियमावलीमध्ये सुधारणा करण्याबाबत शासन नगर विकास विभागास विनंती करण्यात आली आहे ;

आणि ज्याअर्थी, उपरोक्त बैठकींमधील निर्देश तसेच उक्त प्राधिकरणाची विनंती विचारात घेता, धारावी पुनर्विकास प्रकल्पाची प्रभावी व सुलभ अंमलबजावणी होण्याच्या दृष्टीने, उक्त नियमावलीमध्ये सोबत जोडलेल्या परिशिष्टामध्ये दर्शविल्यानुसार फेरबदल करणे सार्वजनिक हिताचे दृष्टीने आवश्यक आहे, असे शासन नगर विकास विभागाचे मत झाले आहे. (यापुढे याचा उल्लेख “प्रस्तावित फेरबदल” असा करणेत आलेला आहे) ;

आणि त्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता आणि उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासन याद्वारे प्रस्तावित फेरबदलाविषयी उक्त अधिनियमाच्या कलम ३७, पोट-कलम (१कक) चे खंड(क) नुसार कोणत्याही व्यक्तीकडून हरकती / सूचना मागविण्यासाठी तसेच संभाव्य बाधित होणाऱ्या व्यक्तींच्या माहितीसाठी सदर सूचना प्रसिद्ध करित आहे. शासनाकडून असेही कळविणेत येत आहे की, खालील परिशिष्टात नमूद प्रस्तावित फेरबदलाविषयी कोणत्याही हरकती/ सूचना **महाराष्ट्र शासन राजपत्रात** सदर सूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत उपसंचालक, नगर रचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंट्स, ई-ब्लॉक, आज्ञाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१ या कार्यालयाचे पत्त्यावर पाठविण्यात याव्यात. सदर प्राप्त हरकती / सूचनांवर सुनावणी देवून तसेच लागू असेल त्याप्रमाणे उक्त महानगरपालिकेचे म्हणणे घेवून त्यावरील अहवाल शासनास सादर करण्यासाठी उपसंचालक, नगर रचना, बृहन्मुंबई यांना शासनाचे वतीने “अधिकारी” म्हणून प्राधिकृत करण्यात येत असून त्यांच्याकडे सदरच्या कालावधीत प्राप्त होणाऱ्या हरकती/ सूचना यावर उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये कार्यवाही करण्यात येईल ;

परिशिष्ट

(शासन नगर विकास विभागाकडील सूचना क्र. टिपीबी ४३२६/३०१/प्र.क्र.४३/२०२६/नवि-११,

दिनांक – ०१/०७/२०२६ सोबतचे परिशिष्ट)

Regulation No.	Existing Provision	Proposed Provision
Regulation 19(2)	Provided further that, in case of redevelopment schemes under Regulation 33(7), 33(7)(A), 33(7)(B), 33(10) and 33(10)(A), the road width of 9m for building height up to 120m and 13m for building height above 120m, shall be adequate. This shall be subject to CFO's NOC.	Provided further that, in case of redevelopment schemes under Regulation 33(7), 33(7)(A), 33(7)(B), 33(9)(A) , 33(10) and 33(10)(A), the road width of 9m for building height up to 120m and 13m for building height above 120m, shall be adequate. This shall be subject to CFO's NOC.
Regulation 33(9)(A)(4)	The construction of RRC will be carried out by the developer so appointed ----- -----to the developer. Such surplus residential renewal area shall not qualify for calculating incentive RSC.	The construction of RRC will be carried out by the developer so appointed ----- to the developer. Such surplus residential renewal area shall not qualify for calculating incentive RSC. Provided further that the final carpet area of the Renewal Tenement may be provided within + 5% limits, so as to develop construction grid. However, no incentive sale FSI will be available to the developer on such additional area, if any. If the carpet area of any renewal tenement unit exceeds more than 5% of the entitled carpet area, such excess area shall be treated as saleable area and the occupant shall pay the cost of such excess area to the developer at construction cost to be determined by OSD, DRP (SRA).
Regulation 33(9)(A)(14)	The tenement obtained under this scheme cannot be sold/ leased/ assigned or transferred in any manner for a period of ten years from the date of allotment/ possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by DRP (SRA).	~~The tenement obtained under this scheme cannot be sold/ leased/ assigned or transferred in any manner for a period of ten years from the date of allotment/ possession of the tenement. In case of breach of conditions, except transfer to legal heir, the tenement will be taken over by DRP (SRA).~~

Regulation No.	Existing Provision	Proposed Provision
		Restriction on tenements shall be governed by provisions of Maharashtra Rent Control Act, till such time that a Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act.
Regulation 44	“Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10), 33(10)(A), 33(11)(A), 33(15) & 33(20)(A) the parking shall be as follows. One parking space for every (a) 8 tenements having carpet area upto 45sq.m each (b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq.m each. (c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90 sq.m each. (d) 1 tenement with carpet area exceeding 90 sq.m”	“Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(11)(A), 33(15) & 33(20)(A) the parking shall be as follows. One parking space for every (a) 8 tenements having carpet area upto 45sq.m each (b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq.m each. (c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90 sq.m each. (d) 1 tenement with carpet area exceeding 90 sq.m”

उक्त अधिनियमाचे कलम ३७(१कक) अन्वये सदर फेरबदलाची सूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदा /नियम) या वेबसाईटवर देखील प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अमर पाटील,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 1st July 2026.

NOTICE

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPB-4326/301/CR-43/2026/UD-11.— Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for the area within its jurisdiction (hereinafter referred to as “the said Corporation”) as per the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

And Whereas, in exercise of the powers conferred by sub Section (1) of Section 31 of the said Act, the State Government *vide* Notification No.TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 (hereinafter referred to as “the said Notification”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai along with the Development Control and Promotion Regulations -2034 for Greater Mumbai (hereinafter referred to as “the said Regulations”) with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dt. 22nd June, 2018; And whereas, thereafter Government has issued a Corrigendum and Addendum of even number dt. 29th June, 2018 to the said Notification, which is published in *Government Gazette* dt. 30th June, 2018 ; And whereas, the said Regulations have come into force from 1/09/2018; And whereas, the Government of Maharashtra *vide* Notification dt. 21/09/2018 has sanctioned EP-1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the said Regulation; And whereas, the Government of Maharashtra *vide* Notification dt. 12/11/2018 has issued corrigendum in respect of some typographical errors and mistakes and also to clarify and co-relate certain provisions of said Regulations for its proper interpretation ;

And Whereas, Regulation 33(9)(A) of the said Regulations stipulates about ‘Regulations for Dharavi Notified Area (DNA) which include provisions regarding Urban Renewal Scheme under Dharavi Redevelopment Project (DRP) ;

And whereas, Government in Urban Development Department has received a letter dated 28/11/2025 from Deputy Chief Engineer, Dharavi Redevelopment Project, Slum Rehabilitation Authority (hereinafter referred to as “the said Authority”); Wherein, it is requested to modify the said Regulations as per the decisions/directions issued in the meetings held regarding implementation of Dharavi Redevelopment Project on 28/05/2025 under the chairmanship of the Hon’ble Chief Minister, Maharashtra and on 25/06/2025 and 01/09/2025 under the chairmanship of the Chief Secretary, Government of Maharashtra ;

And whereas, in view of the of the directions given in the above said meetings and request of said Authority, in order to facilitate effective implementation of the Dharavi Redevelopment Project, the Government in Urban Development Department is of the opinion that in the public interest, it is expedient to modify the said Regulations as specifically described in the Schedule attached herewith (hereinafter referred to as “the Proposed Modification”).

Now, therefore, after considering the above facts and circumstances and in exercise of the powers conferred by sub-section (1AA) of Section 37 of the said Act ; and of all other powers enabling it in this behalf, Government hereby publishes a Notice for inviting objections/ suggestions from any persons with respect to the Proposed Modification, as required by clause (a) of sub-section (1AA) of Section 37 of the said Act, for information of all persons likely to be affected thereby. The Government is further pleased to inform that any objections/ suggestions in respect of the Proposed Modification mentioned in the Schedule attached herewith may be forwarded, before the expiry of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*, (hereinafter referred to as “the said period”) to the Deputy Director of Town Planning., Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001. Any objections / suggestions, which may be received within the said period will be dealt with in accordance with the provisions of sub-section (1AA) of Section 37 of the said Act by the Deputy Director of Town Planning, Greater Mumbai, who is hereby authorised as an “officer” on the behalf of Government to hear objections / suggestions which are received and say of the said Corporation, as the case may be and submit his report to the Government ;

Schedule

(Schedule appended to the Govt. in Urban Development Department's Notice No. TPB-4326/301/ C.R.43/2026, Dated -01/07/2026)

Regulation No.	Existing Provision	Proposed Provision
Regulation 19(2)	Provided further that, in case of redevelopment schemes under Regulation 33(7), 33(7)(A), 33(7)(B), 33(10) and 33(10)(A), the road width of 9m for building height up to 120m and 13m for building height above 120m, shall be adequate. This shall be subject to CFO's NOC.	Provided further that, in case of redevelopment schemes under Regulation 33(7), 33(7)(A), 33(7)(B), 33(9)(A) , 33(10) and 33(10)(A), the road width of 9m for building height up to 120m and 13m for building height above 120m, shall be adequate. This shall be subject to CFO's NOC.
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		Restriction on tenements shall be governed by provisions of Maharashtra Rent Control Act, till such time that a Co-op. Housing Society is formed and thereafter the same shall be governed by the provision of Maharashtra Co-op. Societies Act.
Regulation 44	“Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10), 33(10)(A), 33(11)(A), 33(15) & 33(20)(A) the parking shall be as follows. One parking space for every (a) 8 tenements having carpet area upto 45sq.m each (b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq.m each. (c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90 sq.m each. (d) 1 tenement with carpet area exceeding 90 sq.m”	“Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(11)(A), 33(15) & 33(20)(A) the parking shall be as follows. One parking space for every (a) 8 tenements having carpet area upto 45sq.m each (b) 4 tenements with carpet area exceeding 45sq.m but not exceeding 60 sq.m each. (c) 2 tenements with carpet area exceeding 60 sq.m but not exceeding 90 sq.m each. (d) 1 tenement with carpet area exceeding 90 sq.m”

This Notice under sub-section (1AA) of Section 37 of the said Act shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in (Acts/Rules).

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

AMAR PATIL,
Under Secretary to Government.