

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना  
अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन  
नियमावलीतील काही तरतुदीमध्ये सुधारणा  
करणेसंदर्भात - कलम ३७(१कक)(ग) व कलम  
२०(४) अन्वये मंजूरीची अधिसूचना...

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२

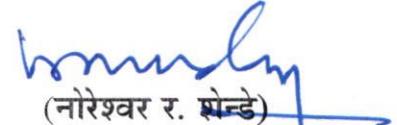
### अधिसूचना

शासन निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-३)/कलम ३७(१कक)(ग) व  
कलम २०(४)/फेरबदल/नवि-१३, दिनांक ०२/१२/२०२१

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर  
प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



  
(नोरेश्वर र. शिंदे)  
सह सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.मंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा.उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा.उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
९. संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
१०. सह सचिव तथा सहसंचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
/- सदरची अधिसूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.
  - २) सर्व विभागीय सहसंचालक, नगर रचना.
  - ३) सर्व विभागीय आयुक्त.
  - ४) सर्व जिल्हाधिकारी.
  - ५) आयुक्त, सर्व संबंधित महानगरपालिका.
  - ६) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
  - ७) सर्व विशेष नियोजन प्राधिकरणे.
  - ८) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
  - ९) सर्व विशेष नियोजन प्राधिकरणे
  - १०) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
  - ११) सर्व नवनगर विकास प्राधिकरणे.
  - १२) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
  - १३) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
  - १४) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
  - १५) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
  - १६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
- /- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १७) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.  
/- सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
  - १८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.  
/- सदरची अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
  - १९) निवडनस्ती, कार्यासन (नवि-१३).



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**अधिसूचना**  
**महाराष्ट्र शासन**  
**नगर विकास विभाग,**  
**मंत्रालय, मुंबई-३२**  
**दिनांक : ०२/१२/२०२१**

**महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६**

**क्र.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 क्षेत्रांकरीता 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, दि.०२/१२/२०२० अन्वये मंजुरी दिली असून सदर नियमावली, पुणे महानगर प्रदेश विकास प्राधिकरण व रत्नागिरी जिल्हा प्रादेशिक योजनेचे क्षेत्र वगळता, दि.०३/१२/२०२० 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, दि.०२/१२/२०२० आणि सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/ नवि-१३, दि.०२/१२/२०२० 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 तरतुदीप्रमाणे शासनास प्राप्त अधिकारांनुसार उक्त फेरबदलाबाबत शासन नगर विकास विभागाने इरादा जाहीर केला आहे आणि प्रस्तावित फेरबदलासंदर्भात आम जनतेकडून सूचना/हरकती मागविण्यासाठी



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सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/फेरबदल/नवि-१३, दि.०२/१२/२०२० आणि त्यास पूरकपत्र क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/पूरकपत्र/नवि-१३, दि.०९/१२/२०२० प्रसिध्द केले असून सदर सूचना व पूरकपत्र अनुक्रमे दि.०३/१२/२०२० व दि.१०/१२/२०२० 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 तरतुदीनुसारची, 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 फेरबदलांवरील 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, दि.१६.०६.२०२१ अन्वये (यापुढे 'उक्त अधिसूचना' असे उल्लेखिलेली) 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.७.६.१ 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.७.६.१ च्या तरतुदीमधील 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 राहिल.

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



*Bhals*  
(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

## परिशिष्ट - अ

अधिसूचना क्र.टिपीएस-१८१८प्र.क्र.२३६/१८ (भाग-३)/कलम ३७(१कक)(ग) व  
कलम २०(४)/फेरबदल/नवि-१३, दि. ०२/१२/२०२१ सोबतचे सहपत्र

### 1) The existing provision in Regulation No.7.6.1 is replaced by the following -

#### **7.6.1 Redevelopment of multi-dwelling buildings of Co-Operative Housing Societies / Apartments -**

- v. FSI allowed for redevelopment shall be FSI of existing authorized building and incentive FSI to the extent of 30% of existing built up area or 15 sq.mt. per tenement, whichever is more.

Provided further that if the existing authorized built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

- vi. In cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.  
In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.
- vii. This regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.
- viii. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2. and remainder notional plot shall be developed as per this regulation.

### 2) In chapter 10 the following new Regulation is added as Regulation No.10.2.9 as follows -

#### **10.2.9 Redevelopment of Old Dilapidated / Dangerous Buildings -**

Reconstruction / Redevelopment in whole or in part of any building which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the Authority or building having age of more than 30 years, shall be allowed subject to following conditions.

#### **Redevelopment of multi-dwelling buildings of society / Co-Operative Housing Societies / Apartments -**

- v. The FSI allowed for redevelopment of such building shall be FSI permissible under Regulation No.6.1 or 6.3 including FSI on payment of premium and maximum permissible TDR loading as per Table 6-A or 6-G, or the FSI consumed by the existing authorized building including TDR, premium FSI etc., whichever is more. (Such TDR, Premium FSI etc. utilised in existing building shall be treated as a basic FSI for



redevelopment.) In addition to this, incentive FSI to the extent of 50% of the existing authorised built up area or 15 sq.mt. per tenement, whichever is more, shall be allowed.

Provided that in cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.

In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

- vi. This regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.
- vii. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2. and remainder notional plot shall be developed as per this regulation.
- viii. Notes below Regulation No.7.6 shall be applicable to this regulation.

**3) The Note (vi) below Table 6 G of Regulation No.6.3 is modified as follows --**

- vi) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for congested (core) area, redevelopment of MHADA buildings, TOD etc. in such scheme, regulations of respective scheme shall be applicable **However for special buildings as mentioned in Regulation No.1.3(93)(xiv), provisions mentioned in Regulation No.3.3.9 shall be applicable.**



*Bokhale*  
(किशोर गोखले)  
अवर सचिव, महाराष्ट्र शासन

**NOTIFICATION**  
**Government of Maharashtra**  
**Urban Development Department,**  
**Mantralaya, Mumbai - 400 032.**

**Dated : 02/12/2021**

*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 02/12/2020 which has come into force from 03/12/2020, 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 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively, along with 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 02/12/2020 and No.TPS-1818/CR-236/ 18/Sec.20(3)/UD-13, dated 02/12/2020 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 02/12/2020 & Addendum No.TPS-1818/CR-236/18/Sec.37 (1AA) & Sec.20(3)/Addendum/UD-13, dated 09/12/2020 to that effect, for inviting suggestions/objections from the general public, which



is appeared in the Maharashtra Government Gazette, extra-ordinary part-1, central sub-division dated 03/12/2020 and dated 10/12/2020 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 dt.16.06.2021. (hereinafter referred to as 'the said Notification');

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.7.6.1 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.7.6.1 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 along with 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](http://www.maharashtra.gov.in) (Acts/Rules)

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



*Kishor Gokhale*  
(Kishor Gokhale)

**Under Secretary, Government of Maharashtra**

## Schedule-A

Accompaniment of Notification No.TPS-1818/CR.236/18 (Part-3)/Sec.37(1AA)(c) & Sec.20(4)/Modification/UD-13, dated 02/12/2021

**1) The existing provision in Regulation No.7.6.1 is replaced by the following –**

**7.6.1 Redevelopment of multi-dwelling buildings of Co-Operative Housing Societies / Apartments –**

- i. FSI allowed for redevelopment shall be FSI of existing authorized building and incentive FSI to the extent of 30% of existing built up area or 15 sq.mt. per tenement, whichever is more.

Provided further that if the existing authorized built up area and incentive thereon as stated above is less than maximum building potential mentioned in Regulation No. 6.1 or 6.3, as the case may be, then society may avail premium FSI / TDR upto maximum building potential.

Such incentive FSI shall not be applicable for redevelopment of existing bungalow.

- ii. In cases where carpet area occupied by residential tenement in the existing building is less than the carpet area of 27.87 sq.m. then such tenement shall be entitled for minimum carpet area of 27.87 sq.m. and difference of these areas shall be allowed as additional FSI without any premium.

In case of non-residential occupier the area to be given in the reconstructed building shall be equivalent to the area occupied in the old building.

- iii. This regulation shall be applicable only when existing members of the societies are proposed to be re-accommodated.
- iv. If tenanted building/s and building/s of co-operative housing society/non-tenanted building/s coexist on the plot under development, then proportionate land component as per existing authorized built up area of existing tenanted building on the plot shall be developed as per Regulation No.7.6.2. and remainder notional plot shall be developed as per this regulation.

**2) In chapter 10 the following new Regulation is added as Regulation No.10.2.10 as follows –**

**10.2.10 Redevelopment of Old Dilapidated / Dangerous Buildings –**

Reconstruction / Redevelopment in whole or in part of any building which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same having been declared dangerous or dilapidated or unsafe by or under a lawful order of the Authority or building having age of more than 30 years, shall be allowed subject to following conditions.

**Redevelopment of multi-dwelling buildings of society / Co-Operative Housing Societies / Apartments -**

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redevelopment.) In addition to this, incentive FSI to the extent of 50% of the existing authorised built up area or 15 sq.mt. per tenement, whichever is more, shall be allowed.

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- iv. Notes below Regulation No.7.6 shall be applicable to this regulation.

**3) The Note (vi) below Table 6 G of Regulation No.6.3 is modified as follows –**

- vi) The restrictions of road width mentioned above shall not be applicable in cases where, the permissible FSI is more than the basic FSI in various schemes such as slum rehabilitation scheme, redevelopment of dangerous buildings, cluster development for congested (core) area, redevelopment of MHADA buildings, TOD etc. in such scheme, regulations of respective scheme shall be applicable. **However for special buildings as mentioned in Regulation No.1.3(93)(xiv), provisions mentioned in Regulation No.3.3.9 shall be applicable.**



  
(Kishor Gokhale)  
Under Secretary to Government