

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम १९६६.

कलम ४० पोट-कलम(३) च्या खंड (५) द्वारे
समाविष्ट केलेला कलम ११५(३) अन्वये
मल्टी-मॉडेल इटनॅशनल हब
एअरपोर्ट(मिहान) अधिसूचित क्षेत्रासाठी
नियोजन प्रस्ताव व विकास नियंत्रण
नियमावली मंजूरीबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
शासन अधिसूचना क्र.टिपीएस-२४१४/४५५/प्र.क्र.-२३६/२०१४/नवि-९
मंत्रालय, मुंबई-३२.
दिनांक- ०१ मार्च, २०१७.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



(संजय सावजी)

उप सचिव महाराष्ट्र शासन

प्रत-

- १) मा. मुख्यमंत्री महोदयांचे प्रधान सचिव मंत्रालय मुंबई.
- २) मा.राज्यमंत्री (नगर विकास) महोदयांचे खाजगी सचिव, मंत्रालय मुंबई.

प्रति,

१. विभागीय आयुक्त, नागपूर विभाग, नागपूर.
२. जिल्हाधिकारी, नागपूर.
३. आयुक्त, नागपूर महानगरपालिका, नागपूर.
४. सभापती, नागपूर सुधार प्रन्यास, नागपूर
५. संचालक नगररचना, महाराष्ट्र राज्य, पुणे.
६. उपाध्यक्ष व व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी मर्या.मुंबई.
७. सहसंचालक नगररचना, नागपूर विभाग, नागपूर.
८. सहायक संचालक नगररचना, नागपूर शाखा, नागपूर.

(त्यांना विनंती करण्यात येते की, प्रस्तुत अधिसूचनेच्या अनुषंगाने अधिप्रमाणीत करण्यात यावयाच्या नियोजन प्रस्तावाच्या प्रत्येकी पाच प्रती शासनास विहित मार्गाने सादर करण्यात याव्यात)

९. व्यवस्थापक, शासकीय मुद्रणालय, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्राच्या नागपूर विभागीय पुरवणीमध्ये प्रसिद्ध करुन तिच्या प्रत्येकी पाच प्रती या विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.)

१०. कक्ष अधिकारी, (नवि-२९)

(त्यांना विनंती करण्यात येते की, त्यांनी प्रस्तुत जाहिर अधिसूचना वेबसाईटवर प्रसिद्ध करावी).

११. निवडनस्ती, कार्यासन नवि-०९.

**महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
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अधिसूचना
महाराष्ट्र शासन
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मंत्रालय, मुंबई ४०० ०३२.
दिनांक - ०१ मार्च, २०१७,
अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्र.टिपीएस-२४१४/४५५/प्र.क्र.-२३६/२०१४/नवि-९ ज्याअर्थी, महाराष्ट्र विमानतळ विकास कंपनी मर्यादित (यापुढे उक्त "म.वि.वि.कंपनी" असे उल्लेखिलेले) ही कंपनी, कंपनी अधिनियम, १९५६ अन्वये संस्थापित झाली आहे, व महाराष्ट्र शासनाच्या नियंत्रणाखाली कार्य करीत आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा.क्र.३७ वा) (यापुढे "उक्त अधिनियम" असे उल्लेखिलेले) याच्या कलम ४० च्या पोट -कलम १ (ब) अन्वये. म.वि.वि. कंपनीस नागपूर येथील मल्टी-मॉडेल इंटर्नॅशनल हब एअरपोर्ट (यापुढे उक्त"मिहान" असे उल्लेखिलेले) च्या ५०२१.२३ हेक्टर अधिसुचित क्षेत्रासाठी, शासन अधिसूचना क्र. टिपीएस-२४०१/१४९४/प्र.क्र.२३८/०२/युडी-९ दिनांक ४ फेब्रुवारी २००३ व क्र.टिपीएस २४०१/१४९४/प्र.क्र.२३८/०१/युडी-९, दि.२३ जूनवारी,२००६ व क्र.टिपीएस-२४०७/२९९७/प्र.क्र.२९६/०७/युडी-९दि.१७जुलै,२००८ आणि सिआयडी/३३०८/६३०/प्र.क्र.२२४/०८/युडी-१०, दि.१ एप्रिल,२०१० अन्वये "विशेष नियोजन प्राधिकरण" म्हणून नियुक्त केले आहे, मिहान अधिसुचित क्षेत्रामध्ये नागपूर जिल्हयातील नागपूर शहरी, नागपूर ग्रामीण व हिंणणी तालुक्यातील काही गावांचा समावेश केला होता ;

आणि ज्याअर्थी, उक्त म.वि.वि.कंपनी यांनी उक्त अधिनियमांच्या कलम ४० च्या पोटकलम(३) च्या खंड (ड) चे उपखंड (२) अन्वये समाविष्ट करण्यात आल्याप्रमाणे, कलम ११५ च्या पोट कलम (२) द्वारे अधिसुचित क्षेत्राकरीता तयार केलेला प्रारूप नियोजन प्रस्ताव व प्रारूप विकास नियंत्रण नियमावली (यापुढे उक्त "नियोजन प्रस्ताव" असे उल्लेखिलेले) जनतेकडून सूचना/हरकती सादर करण्यासाठी महाराष्ट्र शासन राजपत्रात भाग एक-अ, नागपूर विभागीय पुरवणी दिनांक १४ जानेवारी २०१० रोजी पान २ अनुक्रमांक २ वर प्रसिध्द करण्यात आली होती;

आणि ज्याअर्थी, जनतेकडून प्राप्त झालेल्या सूचना/ हरकतीवर विचार विनमय करून म.वि.वि.कंपनीने पत्र क्र. म वि.वि.कं-मिहा -१२१-७२७ दि. १ जुलै, २०१० अन्वये उक्त प्रारूप नियोजन प्रस्ताव महाराष्ट्र शासनाकडे मान्यतेसाठी सादर केला होता ;

आणि ज्याअर्थी, सदर नियोजन प्रस्ताव राज्य शासनाकडे सादर केल्यानंतर काही आनुषंगिक बदल व विविध वापरासाठी जमिनीच्या वाटपातील बदल ही उदभवलेली परिस्थिती आणि शासनाने जारी केलेल्या काही मार्गदर्शक तत्वांमूळे उक्त प्रारूप नियोजन प्रस्तावामध्ये सारभूत बदल करण्याची आवश्यकता आहे असे उक्त म.वि.वि.कंपनीने महाराष्ट्र शासनाला पत्र क्र. मवि.वि.कं.मिहा.१२१-४६१, दि.१७ जून २०१३ द्वारे कळविले होते आणि त्याप्रमाणे शासनाकडे सदर नियोजन प्रस्ताव मागे घेण्याची परवानगी मागितली होती ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त नियोजन प्रस्ताव उक्त अधिनियमाच्या कलम ११५ अनुसार वैधानिक कार्यवाही पूर्ण करण्याकरीता आवश्यक ते बदल समाविष्ट करता यावेत ,म्हणून पत्र क्र.टिपीएस ४१४-४५९-प्र.क्र.२२६-२०१४-युडी-९, दि.१४ जानेवारी, २०१५ द्वारे उक्त नियोजन प्रस्ताव मागे घेण्याची उक्त म.वि.वि. कंपनीचे विनंतीनुषंगाने तशी परवानगी देऊन उक्त म. वि.वि. कंपनीकडे परत पाठविला आहे;

आणि ज्याअर्थी, मध्यतरीच्या कालावधीमध्ये उक्त म.वि.वि.कंपनीच्या संचालक मंडळाने दिनांक ३० जून २०१४ रोजीच्या ठरावाद्वारे उक्त अधिनियमातील तरतुदींचे पालन करून प्रारूप सुधारीत नियोजन प्रस्ताव आणि विकास नियंत्रण निमावली प्रकाशित करून मान्यतेसाठी शासनाला सादर करण्यासाठी मान्यता दिली ;

आणि ज्या अर्थी,शासनाच्या नगर विकास विभागाने अधिसूचना क्र. टिपीएस-२४१४/३८६/प्र.क्र.२३०/२०१४/नवि-९ दिनांक २३ डिसेंबर २०१४ अन्वये उक्त अधिनियमाच्या कलम -४० च्या उप-कलम(१) आणि (१ब) आणि कलम १६० च्या उप- कलम (१) सह महाराष्ट्र जनरल क्लॉज अॅक्ट,१९०४ अन्वये उक्त मिहान अधिसूचित क्षेत्रातील ७३९.४१ हेक्टर क्षेत्र वगळून , त्या क्षेत्रासाठी नागपूर सुधार प्रन्यास ,नागपूर यांना विशेष नियोजन प्राधिकरण म्हणून नियुक्त केले आहे ;

आणि ज्या अर्थी, उक्त म.वि.वि.कंपनी यांनी उक्त अधिनियमाच्या कलम -४० च्या पोटकलम(३) च्या खंड (ड) चे उपखंड (२) अन्वये समाविष्ट करण्यात आल्याप्रमाणे, कलम ११५ च्या पोट कलम (२) द्वारे अधिसूचित क्षेत्रासाठी तयार केलेला उक्त नियोजन प्रस्ताव शासकीय राजपत्रात अधिसूचना प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना/हरकती सादर करण्यासाठी महाराष्ट्र शासन राजपत्रात भाग एक-अ, नागपूर विभागीय पुरवणी दिनांक १९-२५ फेब्रुवारी २०१५ रोजी प्रसिध्द करण्यात आले होते;

आणि ज्या अर्थी, जनतेकडून सूचना/हरकतीवर विचार करून उक्त म.वि.वि. कंपनीने ४०६१.४७ हेक्टर आर क्षेत्रासाठी उक्त अधिनियमाच्या कलम -४० च्या पोटकलम(३) च्या खंड (ड) चे उपखंड (२) अन्वये दि.९ जुलै २०१५ अन्वये महाराष्ट्र शासनचे नगरविकास विभागास मान्यतेसाठी सादर केला आहे;

आणि ज्या अर्थी, उक्त म.वि.वि.कंपनी प्राधिकरणाच्या अहवालाचा विचार करून व संचालक नगररचना, महाराष्ट्र राज्य पुणे यांचेशी सल्लामसलत करून व चौकशी केल्यानंतर उक्त नियोजन प्रस्ताव काही बदलासह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आता त्या अर्थी, उक्त अधिनियमाच्या कलम -४० च्या पोटकलम(३) च्या खंड (ड) चे उपखंड (२) द्वारे समाविष्ट केलेला कलम ११५ च्या पोट-कलम (३) अन्वये प्रदत्त अधिकाराचा वापर करून शासन-

- क) उक्त नियोजन प्रस्ताव, प्रस्तुत अधिसूचनेसोबत जोडलेल्या Schedule-A मध्ये नमूद केलेल्या बदलानुसार मंजूरी देत आहे.
- ख) प्रस्तुत उक्त नियोजन प्रस्ताव हा, प्रस्तुत अधिसूचना राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल.

Rel प्रस्तुत अधिसुचना जनतेच्या अवलोकनार्थ खालील कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत १ महिन्यापर्यंत उपलब्ध राहिल.

- १) उपाध्यक्ष व व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी मर्या मुंबई, ८ वा मजला वल्ड ट्रेड सेंटर, कफ परेड मुंबई-५
- २) विभागीय सहसंचालक नगर रचना, नागपूर विभाग नागपूर.

सदर अधिसुचना शासनाच्या www.maharashtra.gov.in व नगर रचना संचालनालयाच्या www.dtp.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध आहे *Rel*

महाराष्ट्र राज्यपाल यांच्या आदेशानुसार व नावाने,



Rel

(रा. शा. चौहान)

महाराष्ट्र शासनाचे कक्ष अधिकारी

Maharashtra Regional and town Planning Act, 1966.

Sanction to Planning Proposal alongwith Development Control Regulations for "Multi Model International Hub Airport of Nagpur (MIHAN) Notified Area under section 115(3) of Section 40(3) (d) of the Act.

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

Date :- 01st March , 2017.

Bel **No.TPS 2414/455/CR-236/2014/UD-9** Whereas, the Maharashtra Airport Development Company Limited (hereinafter referred to " the said MADC") is a company incorporated under the Companies Act, 1956 and functions under the superintendence and control of the Government of Maharashtra;

And whereas, Government of Maharashtra in Urban Development Department vide Notification Nos vide Government Notification Nos. TPS.2401-1494-CR-238-02-UD-9 dated 04.02.03, TPS-2401-1494-CR-238-01- UD-9 dated 23.01.06, TPS-2407-2997-CR-296-07-UD-9 dated 17.07.08 and , CID-3308-630-CR-224-10- UD-10 dated 01.04.2010, notified an area admeasuring 5021.23 Hectare for Multi –Modal International Hub Airport at Nagpur (hereinafter referred to as "the said MIHAN") from the revenue villages of Nagpur Urban Taluka, Nagpur Rural V & Hingna Taluka of the Nagpur District ,for the development of said MIHAN Goernment has declared said MADC to be the " Special Planning Authority" as per the provision of sub-section (1B) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, the said MADC,as required by sub-section(2) of Section 115 as inserted by clause (d) of sub-section (3) of Section 40 of the said Act had published the Draft Planning Proposals along with Draft Development Control Regulations (hereinafter referred as "the said Planning Proposal") in the Maharashtra Government Gazette Part-1-A, Nagpur Divisional Supplement, dated 14th January 2010 on page 3, at serial No.3, for inviting suggestions and objections from the general public;

And whereas, after considering the suggestion and objection received from the public, the said MADC ,had submitted the said Planning Proposals to the State Government, vide its letter No. MADC-121-727, dated 1th July,2010 for sanction;

And whereas, after submission of the Planning Proposals to the State Government, the said MADC, vide its letter No. MADC-MIHA-121-461, dated 17th June 2013 had informed the State Government that on account of some incidental changed circumstances arised in the allocation of land for different uses and to incorporate the necessary provision in accordance with the guidelines issued by the Government, the said Planning Proposals needs to undergo some changes/ modifications of substantial nature and as such, requested the Government to allow the said MADC to withdraw the said Planning Proposals;

And whereas, the Government of Maharashtra in Urban Development Department, has vide its letter No. TPS-2114-459- CR-226-2014-UD9, dated 14th January 2015 returned the said Planning Proposal to the said MADC by permitting it to withdraw the said Planning proposals;

Red And whereas, in the meanwhile the Board of Directors of the said MADC, vide Resolution dated 30th June, 2014 has approved the draft Planning Proposal and Development Control Regulations and submitted the same to the Government after following the due process laid down under the said Act;

And whereas, Government of Maharashtra in Urban Development Department vide Notification No. TPS.2414-336-CR-230-2014-UD-9 dated 023.12.2014, deleted 739.41 Hectar area from the said MIHAN Notified area and appointed the Nagpur Improvement Trust to be Special Planning Authority for the deleted area, as per provisions of sub section (1) and (1B) of section 40 and sub section (1) section 160 of the said Act, read with section 16 & 21 of the Maharashtra General Clause Act, 1904 ;

And Whereas, the said MADC prepared the Draft Planning Proposals for 4061.47 Hector and Development Control Regulation of notified land within its jurisdiction as required by sub-section(2) of section 115 along with newly inserted Claus (d) of sub-section (3) of section 40 of the said Act and published a notice in Maharashtra Government Gazette, Part-A, Nagpur Division Supplement, dated 19-25 February 2015, for inviting suggestion and objection in respect of the said Draft Planning Proposal and Draft Development Control regulations of the said MIHAN notified area(hereinafter referred to as “ the said Planning Proposals”) ;

And whereas, after hearing the suggestion/objections received on the said Planning Proposals, the said MADC has submitted the said Planning Proposal for 4061.47 Hector to the Government of Maharashtra in Urban Development for sanction vide letter dated 9th July 2015, in pursuant of section 115 as substituted by clause (d) of sub Section (3) of section 40 of the said Act;

And whereas, after considering the report of the said MADC and consulting the Director of Town Planning Maharashtra State, Pune and after making necessary enquiries the Government is of the opinion that the said Planning Proposal should be sanctioned with some changes;

Now therefore, in excise of the power conferred by in pursuant of section 115 as substituted by clause (d) of sub-section(3) section 40 of the said Act, the Government hereby;

- A) Sanctions the said Planning Proposal as specifically described in the Schedule –A appended to this Notification.
- B) Fixes the date of this Notification in the Official Gazette as the date of coming into force of the said Planning Proposal.

A copy of this Notification shall be kept open for inspection by the general public during office hours in the offices on all working days for a period of 1 month

- 1) The Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd. 8th Floor, World Trade. Centre Café Parade Mumbai-5
- 2) The Joint Director of Town Planning Nagpur Division Nagpur.

This Notification shall be published on the Government website at www.Maharashtra.gov.in. as well as web site of Director of Town Planning, Pune at www.dtp.maharashtra.gov.in *Red*

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



Rochouhan
(R.S. Chouhan)
Desk Officer to Gorvenment

SCHEDULE-A


(Accompaniment to the Government Notification No. TPS-2414/455/CR-236/2014/UD-9 dated - 1st March, 2017)
Modification Sanctioned by the Government in pursuant of section 115 as substituted by clause (d) of sub-section (3) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966

(A) Proposal as per Plan				
Sr no.	Regulation No.	As per Draft Planning Proposals along with Development Control Regulations under Section 40(3)(d) of the said Act	As per Draft Planning Proposals along with Development Control Regulations submitted to Government for sanction	Sanction by the Government
(1)	(2)	(3)	(4)	(5)
1		Mixed use zone, Airport and Allied Activities / Services Zone- Total area under all land use zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	Mixed use zone, Airport and Allied Activities / Services Zone- Total area under all land use zones, for which Planning Proposal has been prepared and submitted to Government for sanction is 4061.47 ha.	The Planning Proposals are sanctioned subject to acquisition of the land
2		Existing lakes in Special Economic Zone (SEZ) Area (Telhara Tank and Dahegaon tank)	Existing lakes in Special Economic Zone (SEZ) Area (Telhara Tank and Dahegaon tank)	50 Mtr wide Green belt is shown around Telhara Tank and Dahegaon tank as shown on Plan. and also amenities such as, Play Ground, Sports Club and Picnic Centre as shown on the plan submitted by MADC vide letter dated 8 th January 2016 are sanctioned. Access road of 30 mt. which is shown towards green belt and amenity area as shown as plan

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3		Mixed use zone. (Future development zone)	Mixed use zone. (Future development zone)	The Planning Proposals indicating Town level amenities i.e , Play Ground, Sports Complex, Garden etc. as shown on the plan submitted by MADC vide letter dated 8 th January 2016 are sanctioned.
4		Funnel Zone	Funnel Zone	Air Funnel Zone is shown as indicated in the map submitted by MADC vide letter dated 8 th January 2016
5		Road Widening- Missing links in some areas		a) Width of proposed 10 mtr wide Road situated to the south of sector no.13 passing through the Special Economic Zone and leading towards Hingana is increased to 15 mtr. as shown on plan b) Width of proposed 6.0 mtr wide Road situated to the south of sector no.19 passing through the Special Economic Zone and leading towards 80 mtr. Ring Road is increased to 31 mtr. as shown on plan.

(B) Development Control Regulations

6	3.79.9	Industrial Buildings:- These shall mean and include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated,	Industrial Buildings:- These shall mean and include any building or part of a building or structure, in which products or value additions or materials of all kinds and properties are fabricated, assembled or	Sanctioned as per the Draft Plan Proposals published. 
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		assembled or processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.	processed like assembling plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.	
7	7.2.13	<p>Development Charges Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered</p>	<p>Development Charges Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. Provided that for the purpose of assessment of development charges for the IT and ITES uses, the industrial rate shall be applied.</p>	<p>Development Charges Development charges as required under Section 124A of the Maharashtra Regional and Town Planning Act, 1966 shall be deposited with the Authority before issue of development permission and commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. _Provided that for the purpose of assessment of development charges for the IT and ITES uses, the Industrial rate shall be applied</p>
8	13.7(a)	The width of the main street on which the building abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No.13.3.	The width of the main street on which the building abuts shall not be less than 9 mtr. and one end of this street shall join another street of width not less than 9 mtr. in width subject to Regulation No.13.3.	Width of the main street on which the plots abuts shall not be less than 12 mtr. and one end of this street shall join another street of width not less than 12 mtr. in width subject to Regulation No.13.3.
9	23.3	<p>Compensatory Floor Space Index (FSI) Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit</p>	<p>Compensatory Floor Space Index (FSI) Notwithstanding anything contained in the Regulations 23, the Managing Director may, by special permission, permit compensatory Floor Space</p>	<p>Compensatory Floor Space Index (FSI) Notwithstanding anything contained in the Regulations 23, the Managing Director may, by</p>

		<p>compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of 40%, 60% and 80% of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only.</p> <p>The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.</p>	<p>Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of <u>20%, 30% and 40%</u> of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed.</p> <p>For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot.</p>	<p>special permission, permit compensatory Floor Space Index, not exceeding 35% for residential development and 20% for Industrial/Commercial development, over and above admissible Floor Space Index, by charging a premium at the rate of <u>30%, 40% and 50%</u> of the Stamp Duty Ready Reckoner Rate, for Residential, Industrial and Commercial development respectively, for an initial period of 2 years from the date of these regulations coming in force, subject to review of these rates thereafter by MADC. The compensatory FSI is usable as regular FSI and applicable in respect of buildings to be constructed or reconstructed only. The above clause shall apply only at the option of the owner in cases where commencement certificate has been granted but building is not completed. For plots/layouts, where commencement certificate is granted for partial development, this Regulation No. 23.3 will apply for the balance potential of the plot</p>
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10	Clause to be Added in the DCR			Special requirements of other Buildings of MADC. The provisions of clause no 21 of the Standardised Development Control and Promotion Regulations for A,B,C class Municipal Councils and Nagar Panchayats in Maharashtra, shall be applicable.
11	Clause to be Added in the DCR			Green Building Clause All Building within the Special Economic Zone (SEZ) Area of MIHAN project may be developed as per "Green buildings" norms and regulations that would be prescribed by Government from time to time.

By order and in the name of the Governor of Maharashtra



R.S. Chouhan

(R.S.Chouhan)

Desk Officer to Government