

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

CIRCULAR

No. MIDC/CP/ A65142 /2014

Date: 10/03/14

Subject: Regarding additional FSI upto 0.50 as per New Industrial Policy-2013.

Ref.: Government Notification No. TPS 4312/211/CR-25/2012/ UD-11 dated 20/11/2013.

MIDC, in its meeting no. 335 dt. 10 June 2010, vide resolution no. 4947 had decided to enhance basic FSI from 1.0 to 1.5 for MIDC area by charging premium & submitted to the Govt. for its sanction a modification proposal to the regulation no.18.1 of the Revised DC Regulations-2009, after completing the legal procedure under section 37(1) of the MR & TP Act, 1966.

The Government has also declared the New Industrial Policy-2013 for Maharashtra State vide Resolution no. III-Policy 2010/CR-768/ Industry-2 dt. 22 Feb 2013, wherein the State Government has announced its decision to permit additional 0.5 FSI for MIDC area by charging premium.

After consulting the Director of Town Planning, Maharashtra State, the Government has sanctioned the proposed modification with some changes vide Notification no. TPS 4312/211/CR-25/2012/UD-11 dated 20th November, 2013. (copy enclosed).

In exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government has sanctioned following modification and also fixed the date of publication of the said notification in the Official Gazette as the date of coming into force of this modifications.

Regulation 18.1- The following Note (vi) is added in the Notes below Table 3.

vi) Additional FSI upto 0.50 may be permitted over and above the basic FSI of 1.00, subject to payment of premium for such additional FSI as per the rates and conditions decided by the MIDC from time to time.

Provided that no condonation shall be permissible in the marginal distances, as well as requirements of parking and amenity space for utilization of such additional F.S.I.

Provided further that, the users for which additional FSI up to 100 % is permissible under other relevant provisions of these Regulations shall be governed by those Regulations.

Now, with reference to the sanction accorded by the Government, additional FSI up to 0.5 over and above the basic FSI of 1.00 is permissible for MIDC area. The issue was discussed in MIDC Board Meeting dated 24/02/2014 and it is decided to recover premium as under -

- 1) Additional premium for industrial activities / industrial plot : 25 % of prevailing industrial rate of MIDC in that area.
- 2) For residential use : 50 % of prevailing residential rate of MIDC in that area.
- 3) For commercial use : 75 % of prevailing commercial rate of MIDC or Ready Reckoner Rate, whichever is higher.

All SPAs and EEs are requested to take action as per above mentioned guidelines.

This circular is issued with the approval of CEO, MIDC.

STAZM 90/13/198
Chief Planner
MIDC, Mumbai-93

Copy submitted to the CEO, MIDC for information please.

Copy FWCs to all HoDs.

Copy for information & necessary action to:

All EEs

All SPAs

All ROs

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत विकास
नियंत्रण नियमावलीमधील फेरबदल मंजूरीची कलम ३७(२)
खालील अधिसूचना.

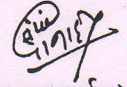
महाराष्ट्र शासन
नगर विकास विभाग

क्रमांक :- टिपीबी ४३१२/२११/प्र.क्र. २५/२०१२/नवि-११
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक - २० नोव्हेंबर, २०१३.

MIDC - IFMS
CEOD-67867
Date: 28/11/13
०२/१२/१३

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.
मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) प्रधान सचिव, उद्योग, उर्जा व कामगार विभाग, मंत्रालय, मुंबई-३२.
- (२) मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.
- (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) मुख्य नियोजनकार, महाराष्ट्र औद्योगिक विकास महामंडळ.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या २५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठविण्यात याव्यात.)
- (७) अवर सचिव, नवि-१३, ३०.
- (८) कक्ष अधिकारी, नवि-९, १२.
- (९) कक्ष अधिकारी, कार्यासन नवि-२९, (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी.)
- (१०) निवड नस्ती (नवि-११)

MIDC - IFMS
ATP / 067867
Date: 02/12/13

NOTIFICATION

Maharashtra Regional and
Town Planning Act, 1966.

Modification under Section 37(2) to
Revised Development Control
Regulations of M.I.D.C. Notified area.

GOVERNMENT OF MAHARASHTRA

Urban Development department,
Mantralaya, Mumbai 400032.

Date : 20th November, 2013.

No.TPS 4312/211/CR-25/2012/UD-11

Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as "the said Authority"), by virtue of the provisions of sub section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC")

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as "the said Revised Regulations ") which have been sanctioned by the Government of Maharashtra vide Notification No.TPB4308/465/CR-64/08/UD-11, dated 31st August 2009 so as to take effect from 24th September 2009;

And whereas, the MIDC in its Board Meeting No.335, dated 10th June 2010 vide Resolution No. 4947 has decided to enhance basic F.S.I. from 1.00 to 1.5 for MIDC Area by charging premium and submitted to the Govt. for its sanction, a modification proposal to the Regulation 18.1 of the said Revised Regulations vide letter dt. 18.7.2012, after completing the legal procedure under section 37(1) of the said Act, (hereinafter referred to as "the proposed modification").

And whereas, the Government in Industry, Energy and Labour Department has declared the Industrial Policy for Maharashtra State vide Resolution No. III-Policy2010/CR-768/Industry-2, dated 22th February 2013, wherein the State Government has announced its decision to permit additional 0.5 F.S.I. for MIDC Area by charging premium.

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification should be sanctioned with some changes.

Now, therefore, in exercise of the powers conferred by sub-section (2) of the Section 37 of the said Act, the Government hereby:-

- A) Sanctions the proposed modification with some changes, as described more specifically in the Schedule appended hereto.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- C) Directs the MIDC that in the Schedule of Modifications sanctioning the said Revised Regulations, after the last entry, the Schedule referred to at (A) above shall be added.

A copy of this Notification shall be made available for inspection for a period of one month at the following offices :-

- a) Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves road, Andheri (E), Mumbai- 400093.
- b) Director, Town Planning, Maharashtra State.

The Notification shall also be available on the Govt. of Maharashtra website : www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



(Sanjay Banait)

Under Secretary to Government.

SCHEDULE

(Accompaniment to Notification No. No.TPS 4312/211/CR-25/2012/UD-11 Dated 20th November, 2013)

Regulation 18.1 :- The following Note (vi) is added in the Notes below Table 3.

vi) Additional FSI upto 0.50 may be permitted over and above the basic FSI of 1.00, subject to payment of premium for such additional FSI as per the rates and conditions decided by the MIDC from time to time.

Provided that no condonation shall be permissible in the marginal distances, as well as requirements of parking and amenity space for utilisation of such additional F.S.I.

Provided further that the users for which additional F.S.I. upto 100% is permissible under other relevant provisions of these Regulations shall be governed by those Regulations.

By order and in the name of Governor of Maharashtra,



(Sanjay Banait)

Under Secretary to Government.