

GOVERNMENT OF MAHARASHTRA
Urban Development Department
4th Floor, Main Building, Mantralaya, Mumbai-400032.

Date:- 20th January, 2018.

ADDENDUM

Mahrashtra Regional and Town Planning Act, 1966,
No. TPS-1216/2728/C.R.83/17/UD-12,

Whereas, the Development Control Regulations (hereinafter referred to as “the said Regulations”) for the Kalyan-Dombivali Municipal Corporation (hereinafter referred to as “the said Corporation”) have been sanctioned by the Government in the Urban Development Department, underr section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) vide notification No. TPS-1202/460/C.R.4/2002/UD-12, dated the 16th January, 2004 and have come into force with 2nd February, 2004;

And whereas, the said corporation after following the legal procedure under sub-section (1) of section 37 of the said Act, has submitted a proposal vide letter dated 20th September, 2016, so as to insert Appendix-S in the sub-regulation no.7 of the Regulation No.166 (hereinafter referred to as “the proposed Modification”);

And whereas, the Government has sanctioned the proposed Modification vide notification dated 19/6/2017 under section 37(2) of the said Act, as prescribed in the accompaniment attached with the notification (hereinafter referred to as “the said Notification”);

And whereas, as per the proposed Modification, the regulation no.166, sub-regulation no. 7 contained the provisions 7.1 to 7.19 and Government has taken decision in respect of provisions 7.1 to 7.12 vide the said Notification;

And whereas, the said Corporation vide latter dated 12/7/2017 has pointed out Government that, their is no clarification regards the provisions 7.13 to 7.19 in the said notification;

Now therefore, considering the aforesaid facts, Government hereby issues addendum regarding the provisions 7.13 to 7.19 as described in the accompaniment attached with this addendum.

02. The aforesaid addendum shall be made available for inspection by the general public during office hours on all working days at the following offices for a period of one month:-

- i) The Commissioner, Kalyan-Dombivali Municipal Corporation, Kalyan.
- ii) The Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai.
- iii) The Assistant Director of Town Planning, Thane Branch, Thane.

03. This Addendum is also published on the web Site of Government of Maharashtra at www.maharashtra.gov.in

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

(Ashok K. Khandekar)
Section Officer to Government

**(ACCOMPANIMENT TO THE GOVERNMENT ADDENDUM NO. TPS-
1216/2728/C.R83./17/UD-12, DATE- 20th January, 2018.)**

Appendix-S

(Appendix-S under regulation no.166 (7))

7) Notwithstanding anything contained in these regulations, following regulations shall apply only for Housing Schemes under this regulation for tenements under EWS/LIG and MIG categories.

After the sub-regulation No.7.12 following sub-regulations are added.

7.13 Pathways and means of access – The ratio between the length of the pathway and the width thereof shall be as follows :-

Length –Width

Up to 20 mt.	1.5 mt.
Upto 30 mt.	2.0 mt.
Upto 40 mt.	2.5 mt.
Upto 50 mt.	3.0 mt.

7.14 - The means of access shall be normally governed by the provisions of DCR No.47. However, in the project wherever the design of the buildings in the same land requires relaxation, it may be given.

7.15- Premium shall not be charged for exclusion of staircase and lift-well etc. as covered under the provisions of KDMC D.C.R.

7.16- All relaxation outlined hereinabove shall be given to the rehabilitation component and also to the composite buildings in the project Premium shall not be charged for all or any of the relaxation given hereinabove or for any other mentioned in KDMC D.C.R.

7.17- Relaxation contained in sub-regulation No. 7.1 to 7.19 shall apply for Housing Schemes under this regulation for all tenements of EWS, LIG, MIG categories. Above & as well as other necessary relaxation shall be given to these tenements on payment of 10% of the normal premium.

7.18- In order to make the MHADA Redevelopment Scheme viable, the Hon'ble Commissioner, KDMC shall be competent to make any relaxation wherever necessary for reasons to be recorded in writing.

7.19- Notwithstanding anything contained in Regulation No. 55, only 10% recreational open spaces shall be required to be provided for the development under this Regulation.

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

**(Ashok K. Khandekar)
Section Officer to Government**

**महाराष्ट्र शासन
नगर विकास विभाग**

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई - ४०० ०३२.

दिनांक :- २० जानेवारी, २०१८.

पुरकपत्र

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६,

क्रमांक-टिपीएस-१२१६/२७२८/प्र.क्र.८३/१७/नवि-१२,

ज्याअर्थी, कल्याण-डोंबिवली महानगरपालिकेसाठीची (यापुढे ज्याचा उल्लेख “उक्त महानगरपालिका” असा करण्यात आला आहे) विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख “उक्त नियमावली” असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) च्या कलम ३१(१) अन्वये शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२०२/४६०/प्र.क्र.४/२००२/नवि-१२, दि. १६ जानेवारी, २००४ अन्वये मंजूर झाली असून, ती दि. २ फेब्रुवारी, २००४ पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त महानगरपालिकेने उक्त अधिनियमाच्या कलम ३७(१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून उक्त नियमावलीच्या विनियम १६६ मधील खंड ७ मध्ये नमूद केल्याप्रमाणे ऑपॅंडिक्स-एस तयार करून ते विनियमामध्ये समाविष्ट करण्याकरिता फेरबदल प्रस्ताव दि.२० सप्टेंबर, २०१६ च्या पत्रान्वये शासनास मंजूरीकरिता सादर केला आहे (यापुढे ज्याचा उल्लेख “उक्त फेरबदल” असा करण्यात आला आहे);

आणि ज्याअर्थी, शासनाने उक्त फेरबदल दि.१९/६/२०१७ च्या अधिसूचनेन्वये त्यासोबत जोडलेल्या जोडपत्राप्रमाणे उक्त अधिनियमाच्या कलम ३७(२) अन्वये मंजूर केला आहे (यापुढे ज्याचा उल्लेख “उक्त अधिसूचना” असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त फेरबदलानुसार उक्त नियमावलीच्या विनियम १६६ मधील खंड ७ मध्ये ७.१ ते ७.१९ च्या तरतूदी प्रस्तावित असून, शासनाने उक्त अधिसूचनेन्वये उक्त फेरबदल मंजूर करताना त्यापैकी ७.१ ते ७.१२ च्या तरतूदीबाबत निर्णय घेऊन त्यानुसार अधिसूचना निर्गमित केली आहे.

आणि ज्याअर्थी, उक्त फेरबदलामधील ७.१३ ते ७.१९ या तरतूदीबाबत उक्त अधिसूचनेत स्पष्टता नसल्याची बाब उक्त महानगरपालिकेने दि.१२/७/२०१७ च्या पत्रान्वये शासनाच्या निदर्शनास आणून दिली आहे;

आणि ज्याअर्थी, उपरोक्त वस्तुस्थिती विचारात घेता तरतूद क्र. ७.१३ ते ७.१९ संदर्भात उक्त अधिसूचनेस पुरकपत्र निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आणि त्याअर्थी, आता उक्त नियमावलीच्या विनियम १६६ मधील खंड ७ मधील ७.१३ ते ७.१९ या तरतूदीसंदर्भात या सोबत जोडलेल्या जोडपत्राप्रमाणे पुरकपत्र निर्गमित करण्यात येत आहे;

०२. उक्त पुरकपत्र नागरीकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खालील नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहील.

- १) आयुक्त, कल्याण-डोंबिवली महानगरपालिका, कल्याण.
- २) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.
- ३) सहायक संचालक, नगर रचना, ठाणे शाखा, ठाणे.

०३. उक्त पुरकपत्र हे महाराष्ट्र शासनाच्या [www. maharashtra.gov.in](http://www.maharashtra.gov.in) या वेबसाईटवर प्रसिध्द करण्यात आले आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(अशोक का. खांडेकर)
कार्यासन अधिकारी,

(शासन पुरकपत्र क्र. टिपीएस-१२१६/२७२८/प्र.क्र.८३/१७/नवि-१२,
दि. २० जानेवारी, २०१८ सोबतचे जोडपत्र)

Appendix-S

(नियम क्र.१६६ मधील उपनियम क्र.७ मध्ये नमूद असलेले अप्पेडीक्स-एस)

Modification Sanctioned by Government

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महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(अशोक का. खांडेकर)
कार्यासन अधिकारी, महाराष्ट्र शासन