



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष १०, अंक ५५(४)]

शुक्रवार, ऑक्टोबर ११, २०२४/आश्विन १९, शके १९४६

[पृष्ठे ९, किंमत : रुपये ४.००

असाधारण क्रमांक ११९

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ११ ऑक्टोबर २०२४.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्र.टिपीएस-१८२४/१२६४/प्र.क्र.११६/२०२४/(भाग-२)/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाच्या नगरविकास विभागाने अधिसूचना क्र. टिपीएस-१८२२/२५१/प्र.क्र.०९/२०२३/नवि-१३, दि.०५.१२.२०२३ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, झोपडपट्टी पुनर्वसन प्राधिकरण (पुणे आणि पिंपरी-चिंचवड क्षेत्र) पुणे च्या विकास नियंत्रण नियमावलीस मंजूरी दिली असून ती दि.०५.१२.२०२३ पासून अंमलात आली आहे (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त नियमावलीमधील विनियम क्र. १४.६.१६(२) (यापुढे ज्याचा उल्लेख "उक्त तरतुद" असा करण्यात आलेला आहे) या तरतुदीच्या अनुषंगाने विकासकास अंमलबजावणीच्या दृष्टीने अडचणी निर्माण होत असल्याचे शासनाच्या निदर्शनास आले आहे;

आणि ज्याअर्थी, झोपडपट्टी पुनर्वसन योजना उत्तमरित्या राबविण्याच्या दृष्टीने सद्यस्थितीतील उक्त तरतुदी व शासनास प्राप्त निवेदने याचा विचार करून, उक्त तरतुदीच्या अनुषंगाने उक्त नियमावलीतील विनियम क्र. १४.६.१६(२) यामधील उक्त तरतुद सोबतचे परिशिष्ट-अ येथे नमूद केल्यानुसार सुधारित करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१अ अ) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करित आहे. उक्त फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिध्द झाल्यापासून एक महिन्याच्या आत, विभागीय सहसंचालक, नगररचना पुणे विभाग, पुणे यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगररचना पुणे विभाग, पुणे यांना प्राप्त सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

(१)

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहिल.

(१) मुख्य कार्यकारी अधिकारी, झोपडपट्टी पुनर्वसन प्राधिकरण, पुणे व पिंपरी-चिंचवड क्षेत्र, ४ था मजला, काकडे बिझ आयकॉन, गणेशखिंड रस्ता, पुणे.

(२) जिल्हाधिकारी, पुणे.

(३) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत पुणे.

(४) आयुक्त, पुणे महानगरपालिका, पुणे.

(५) आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी.

(६) मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, आकुर्डी, पुणे.

(७) सहायक संचालक, नगर रचना, नवीन प्रशासकीय इमारत, पुणे.

(८) प्रादेशिक अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, पुणे.

ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ.प्रतिभा भदाणे,
शासनाच्या सहसचिव.

परिशिष्ट-अ

सूचना क्र. टिपीएस-१८२४/१२६४/प्र.क्र. ११६/२०२४/नवि-१३, दिनांक ११ ऑक्टोबर २०२४ सोबतचे सहपत्र

दिनांक ५ डिसेंबर २०२३ रोजी शासनामार्फत मंजूर करण्यात आलेल्या SRA नियमावलीमधील विनियम क्र. १४.६.१६(२) या विद्यमान तरतुदीमध्ये सुधारणा

Sr. No.	Regulation no.	Provision as per Sanctioned Regulation dated-05/12/2023	Provision to be modified
1	14.6.16 (2)	2. If the S.R.S. in respect of a slum located on any land belonging to a public authority or a private owner, which is needed for a vital public purpose or which is on uninhabitable locations / ecologically fragile / environmentally sensitive locations or wherein in-situ rehabilitation is not feasible for any reason, is taken on an unencumbered plot, then in congested area T.D.R. equal to three times and in non-congested area T.D.R. equal to two times the gross area of the land spared (unencumbered plot) for this purpose shall be permissible to the land owner / lessee or if the landowner has assigned the rights to slum project implementing developer to receive T.D.R. compensation, to the concerned developer after handing over of the said plot to S.R.A. and if the rehabilitation component is constructed by the developer, in addition, <u>T.D.R. in lieu of construction of rehabilitation component shall be calculated as per Ratio prescribed in Regulation 14.6.16(1) of the SRA Regulation-2022 to the Developer of the said unencumbered plot.</u>	4
		3	



<p>shall be admissible against Rehab. construction, as per Regulation No.11.2.5 of UDCPR, to the developer of the said unencumbered plot.</p>	<p><u>involving identified beneficiaries.</u></p> <p><u>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible.</u> Construction Amenity T.D.R. shall be admissible against Rehab. Construction, as per Regulation No.11.2.5 of UDCPR, to the developer of the said unencumbered plot.</p>
<p>Provided that, in case of Slum Rehabilitation Schemes, such Construction Amenity T.D.R. shall be increased by 1.35 times the T.D.R. generated. This shall be applicable to all Slum Rehabilitation Schemes.</p>	<p>Provided that, in case of Slum Rehabilitation Schemes, such Construction Amenity T.D.R. shall be increased by 1.35 times the T.D.R. generated. This shall be applicable to all Slum Rehabilitation Schemes:</p>
<p>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible.</p> <p>The Slum T.D.R. shall be released in stages as under :</p>	<p>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible:</p> <p>The Slum T.D.R. shall be released in stages as under:-</p>
<p>i. After issue of Plinth Completion Certificate of Rehabilitation Building/s, 25% of total Slum T.D.R.</p>	<p>i. After issue of Plinth Completion Certificate of Rehabilitation Building/s, 25% of total Slum T.D.R. permissible shall be released.</p>



	<p>permissible shall be released.</p> <p>ii. After completion of R.C.C. & Brickwork of Rehabilitation Building/s, 35% of total Slum T.D.R. permissible shall be released.</p> <p>T.D.R. permissible shall be released.</p> <p>iii. After issue of Occupation Certificate of Rehabilitation Building/s, 30% of total Slum T.D.R. permissible shall be released.</p> <p>iv. After completion of procedure of rehabilitation of eligible Slum Dwellers in Building, formation & registration of Co.-Op. Housing Society of Hutment Dwellers, balance 10% of total Slum T.D.R. permissible shall be released.</p>	<p>ii. After completion of R.C.C. & Brickwork of Rehabilitation Building/s, 35% of total Slum T.D.R. permissible shall be released.</p> <p>iii. After issue of Occupation Certificate of Rehabilitation Building/s, 30% of total Slum T.D.R. permissible shall be released.</p> <p>iv. After completion of procedure of rehabilitation of eligible Slum Dwellers in Building, formation & registration of Co.-Op. Housing Society of Hutment Dwellers, balance 10% of total Slum T.D.R. permissible shall be released.</p>
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महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ.प्रतिभा भदाणे,
शासनाच्या सहसचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 11th October 2024.

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1824/1264/CR 116/2024/UD13.—Whereas, the Government of Maharashtra in Urban Development Department *vide* Notification No.TPS-1822/251/CR.09/2023/UD-13, dated 05.12.2023 (hereinafter referred to as “the said Notification) has sanctioned the Development Control Regulations for the Slum Rehabilitation Authority (Pune & Pimpri-Chinchwad Area) Pune, 2022 (hereinafter referred to as “the said Regulations) under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as “the said Act”)and the same is came in the force from date 5/12/2023 ;

And whereas, the said Regulation No 14.6.16(2), (hereinafter referred to as “the said provisions”) it has been observed by the Government that there are some difficulties to the Slum Rehabilitation Authority for the proper implementation of the said provision;

And whereas, Considering the applications received to the government and for the proper implementation of Slum Rehabilitation Scheme, the State Government is of the opinion that it is necessary, to make certain changes in the Regulation No 14.6.16(2), (hereinafter referred to as “the said proposed the modification);

Now therefore, in exercise of the powers conferred under section 37(1AA) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the Divisional Joint Director of Town Planning Pune Division, Pune who is hereby authorized an Officer to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This **Notice** is kept for inspection to the general public in the following offices for the period of one month on all working days.

- (I) Chief Executive Officer, Slum Rehabilitation Authority, Pune and Pimpri-Chinchwad Area, Fourth Floor, Kakade Bizz Icon, Ganeshkhind road, Pune.
- (II) District Collector, Pune.
- (III) Director of Town Planning, Maharashtra State, Central Building, Pune.
- (IV) Commissioner, Pune Municipal Corporation, Pune.
- (V) Commissioner, Pimpri-Chinchwad Municipal Corporation, Pimpri.
- (VI) Chief Executive Officer, Pune Metropolitan Region Development Authority, Akurdi, Pune.
- (VII) Assistant Director of Town Planning, New Administrative Building, Pune.
- (VIII) Regional Officer, Maharashtra Industrial Development Corporation, Pune.

This **Notice** is also available on the Government website www.maharashtra.gov.in (Acts/Rules).

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

DR.PRATIBHA BHADANE,
Joint Secretary to Government.

Schedule-A

Accompaniment of Notice No. TPS-1824/1264/CR.116/2024/UD-13, dated -11/10/2024

Amendments in the Existing provisions in the SRA Regulations sanctioned by the Government dated 5/12/2023

Sr. No.	Regulation no.	Provision as per Sanctioned Regulation dated-05/12/2023	Provision to be modified
1	2	3	4
1	14.6.16 (2)	<p>2. If the S.R.S. in respect of a slum located on any land belonging to a public authority or a private owner, which is needed for a vital public purpose or which is on uninhabitable locations / ecologically fragile / environmentally sensitive locations or wherein in-situ rehabilitation is not feasible for any reason, is taken on an unencumbered plot, then in congested area T.D.R. equal to three times and in non-congested area T.D.R. equal to two times the gross area of the land spared (unencumbered plot) for this purpose shall be permissible to the land owner / lessee or if the landowner has assigned the rights to slum project implementing developer to receive T.D.R. compensation, to the concerned developer after handing over of the said plot to S.R.A. and if the rehabilitation component is constructed by the developer, in addition, <u>T.D.R. in lieu of construction of rehabilitation component shall be calculated as per Ratio prescribed in Regulation 14.6.16(1) of the SRA Regulation-2022 to the Developer of the said unencumbered plot.</u></p>	<p>2. If the S.R.S. in respect of a slum located on any land belonging to a public authority or a private owner, which is needed for a vital public purpose or which is on uninhabitable locations / ecologically fragile / environmentally sensitive locations or wherein in-situ rehabilitation is not feasible for any reason, is taken on an unencumbered plot, then in congested area T.D.R. equal to three times and in non-congested area T.D.R. equal to two times the gross area of the land spared (unencumbered plot) for this purpose shall be permissible to the land owner / lessee or if the landowner has assigned the rights to slum project implementing developer to receive T.D.R. compensation, to the concerned developer after handing over of the said plot to S.R.A. and if the rehabilitation component is constructed by the developer, in addition, <u>T.D.R. in lieu of construction of rehabilitation component shall be calculated as per Ratio prescribed in Regulation 14.6.16(1) of the SRA Regulation-2022 to the Developer of the said unencumbered plot.</u></p> <p><u>Provided that such TDR shall be applicable only in case of scheme</u></p>



<p>shall be admissible against Rehab. construction, as per Regulation No.11.2.5 of UDCPR, to the developer of the said unencumbered plot.</p>	<p><u>involving identified beneficiaries.</u></p> <p><u>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible.</u> Construction Amenity T.D.R. shall be admissible against Rehab. Construction, as per Regulation No.11.2.5 of UDCPR, to the developer of the said unencumbered plot.</p>
<p>Provided that, in case of Slum Rehabilitation Schemes, such Construction Amenity T.D.R. shall be increased by 1.35 times the T.D.R. generated. This shall be applicable to all Slum Rehabilitation Schemes.</p>	<p>Provided that, in case of Slum Rehabilitation Schemes, such Construction Amenity T.D.R. shall be increased by 1.35 times the T.D.R. generated. This shall be applicable to all Slum Rehabilitation Schemes:</p>
<p>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible.</p>	<p>In such cases, if the tenement density provided is more than 650 T/Ha. & up to 850 T/Ha., additional 10% incentive T.D.R. shall be permissible and if such density is more than 850 T/Ha., additional 20% incentive T.D.R. shall be permissible:</p>
<p>The Slum T.D.R. shall be released in stages as under :</p> <p>i. After issue of Plinth Completion Certificate of Rehabilitation Building/s, 25% of total Slum T.D.R.</p>	<p>The Slum T.D.R. shall be released in stages as under:-</p> <p>i. After issue of Plinth Completion Certificate of Rehabilitation Building/s, 25% of total Slum T.D.R. permissible shall be released.</p>



	<p>permissible shall be released.</p> <p>ii. After completion of R.C.C. & Brickwork of Rehabilitation Building/s, 35% of total Slum T.D.R. permissible shall be released.</p> <p>iii. After issue of Occupation Certificate of Rehabilitation Building/s, 30% of total Slum T.D.R. permissible shall be released.</p> <p>iv. After completion of procedure of rehabilitation of eligible Slum Dwellers in Building, formation & registration of Co.-Op. Housing Society of Hutment Dwellers, balance 10% of total Slum T.D.R. permissible shall be released.</p>
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	<p>ii. After completion of R.C.C. & Brickwork of Rehabilitation Building/s, 35% of total Slum T.D.R. permissible shall be released.</p> <p>iii. After issue of Occupation Certificate of Rehabilitation Building/s, 30% of total Slum T.D.R. permissible shall be released.</p> <p>iv. After completion of procedure of rehabilitation of eligible Slum Dwellers in Building, formation & registration of Co.-Op. Housing Society of Hutment Dwellers, balance 10% of total Slum T.D.R. permissible shall be released.</p>

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

DR. PRATIBHA BHADANE,
Joint Secretary to Government.