

The Maharashtra Regional and Town Planning Act, 1966

Addendum to Directives under Section 154 regarding levy and sharing of premium while granting Additional FSI to Educational, Medical Institutions, Institutional Buildings and Starred Category Hotels.

Government of Maharashtra
Urban Development Department,
Mantralay, Mumbai 400032.
Dated: 26/09/2016

Addendum

The Maharashtra Regional and Town Planning Act, 1966
TPS-1815/2647/CR-13/15/UD-13

सहाय्यक संचालक नगर रचना पुणे शाखा, पुणे आवक क्र. : 5966 05 OCT 2016 व.लि./ न.र. स.स.सं.र.

Additional FSI for Educational, Medical Institutions, Institutional Buildings and Starred Category Hotels (hereinafter referred to as the said *Uses*) subject to payment of *premium* is permissible with the previous approval of the Government as per the provisions in the Development Control Regulations or Development Control and Promotion Regulations (hereinafter referred to as *the said provision of the said Regulations*) of the respective Planning Authorities, Local Authorities, Special Planning Authorities, Area Development Authorities (hereinafter referred to as *the said Authority*) and in the areas of Regional Plans;

And whereas, the Government has examined the *said provision of the said Regulations* and felt necessary to revise the rates of premium and have uniform policy for levy and sharing of premium amount between Government and the *said Authorities* and also in Regional Plan areas and was of the opinion that the powers regarding grant of additional FSI be delegated to the respective Authorities;

And whereas , in view of the facts and circumstances referred to above and in exercise of the powers conferred under Section 154 of the said Act ; the Government of Maharashtra in supersession of all previous directives in this behalf has issued *Revised Directives* to all the *said Authorities* and in Regional Plan areas for levy and sharing of premium amount for grant of additional FSI between Government and respective said Authorities vide notification no TPS-1815/2647/CR-13/15/UD-13 /Dated 14/03/2006 (hereinafter referred to as *the said Directives*);

And whereas while granting Additional FSI to starred category Residential Hotels, following conditions are imposed in the said directives (hereinafter referred to as *the said Condition*);

e) Conditions for Star Category Hotel Use:-

While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government officer / Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.

And whereas a request is received by the Government to allow District Collector to monitor the said conditions and Government is of the opinion that it is necessary to allow District Collector to monitor the said conditions in place of head of respective authorities;

Now therefore, in exercise of the powers conferred by Section 154(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) and all other powers enabling in that behalf, the Govt. of Maharashtra hereby accordingly amends the said condition of the said directives TPS-1815/2647/CR-13/15/UD-13, Dt.14/03/2016 by issuing following Addendum;

Existing Condition	Revised Amended Condition
e) Conditions for Star Category Hotel Use While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government officer / Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The head of respective authorities shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.	e) Conditions for Star Category Hotel Use While granting Additional FSI to starred category Residential Hotels 5% of rooms shall be reserved for Government officer / Government nominees free of cost. Provided that such rooms be reserved for a period of not exceeding thirty days in a calendar year in a particular hotel. The Collector of the District shall be competent to decide and monitor whether the institution is observing the terms and conditions as mentioned.

This Addendum shall also be published on the Government website www.maharashtra.gov.in (कायदे / नियम).

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

Sanjay
Balkrishna
Saoji

(Sanjay Saoji)

Under Secretary to Government

Digitally signed by Sanjay Balkrishna Saoji
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ou=UNDER SECRETARY,
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Copy for information and necessary action to:-

- 1) Metropolitan Commissioner MMRDA
- 2) Managing Director CIDCO/MSRDC
- 3) Chairman NIT Nagpur
- 4) Commissioner Municipal Corporation (All)
- 5) The Director of Town Planning, Maharashtra State, Pune.
- 6) Chief Executive Officer MIDC/PCNDTA/PMRDA
- 7) The Collector of concerned district (All)
- 8) Divisional Joint Director of Town Planning, Pune/Konkan/Amravati/Nagpur/
Aurangabad / Nashik.
- 9) Deputy Director of Town Planning, Urban Reserch Cell Pune
- 10) Assistant Director of Town Planning of concerned district.
- 11) All Municipal Commissioners.
- 12) Chief Officers Municipal Councils and Nagar panchayats. (All)