

**The Maharashtra Regional and Town
Planning Act, 1966**
Directives under Section 154 regarding
levy of premium in respect of
Biotechnology Parks .

**Government of Maharashtra
Urban Development Department,
Mantralay, Mumbai 400032.
Dated: 06 /05/2018**

Government Directive

No. TPB 4318/CR 113/2018/UD-11

- Read :- 1) Government in Urban Development Department's Order No. TPB
4309/419/CR-22/09/UD-11 dated the 27th February 2009.**
- 2) Government in Urban Development Department's Notification
No. TPB 4316/CR-167/2016/(1)/UD-11 dated 15th July 2016.**
- 3) Government in Urban Development Department's Notification
No. TPB 4316/CR-167/2016/(2)/UD-11 dated 15th July 2016.**
- 4) Government in Urban Development Department's Notification
No. TPB 4316/CR-167/2016/(3)/UD-11 dated 15th July 2016.**
- 5) Government in Urban Development Department's Notification
No. TPB 4316/452/CR-170/2016/UD-11 dated 26th July 2016.**

Whereas, the Government in Urban Development Department vide order No. 27th February 2009, had issued directives under Section 37(1) along with Section 154(1) of the Maharashtra Regional and Town Planning Act, 1966(hereinafter referred to as "the said Act") in respect of additional F.S.I. for buildings of Biotechnology Unit/Park subject to payment of premium.

And whereas, the incentives for Information Technology Parks are applicable for Biotechnology parks as per policy of Biotechnology parks;

And whereas, the Government in Urban Development has included revised provisions in respect of buildings of Information Technology including rate of premium vide Notification dated 15th July 2016, as per revised Information Technology-2015 in the Development Control Regulation of Municipal Corporations/New Town Development Authorities, Municipal Councils/Nagar Panchayats and Development Control and Promotion Regulations for Regional Plan areas in the State and vide Notification dated 26th July 2016 in the Developments Control Regulations of Maharashtra Industrial Development Corporation as a Special Planning Authority;



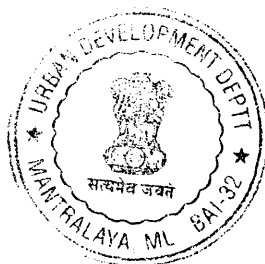
And whereas, the Government in Industry, Energy and labour Department has requested to issue further orders in respect of the rate of premium regarding additional F.S.I. for buildings of Biotechnology Parks, which are 25% of the land rate of Annual Statement of Rates and in case of buildings of Information Technology, 10% to 30% of the land rate of Annual Statement of Rates, as per amended provision of Development Control Regulations for Municipal Corporations/New Town Development Authorities / Municipal Councils/Nagar Panchayats/ Maharashtra Industrial Development Corporation and Development Control and Promotion Regulations for Regional Plan areas in the State (hereinafter referred to as "the said Regulations");

In view of the facts and circumstances referred to above and in exercise of the powers conferred under Section 154(1) of the said Act, the State Government is pleased to issue the following revised directives in supersession of previous directives issued in this behalf and anything contained in the said Regulations.

DIRECTIVES

Notwithstanding anything contained in the Govt. Orders dated 27th February 2009 and in the said Regulations modified from time to time by Government, henceforth the rates of premium to be levied for additional F.S.I. of Biotechnology buildings shall be as mentioned in the following table :-

Location of the Biotechnology Park/Unit in the State.	% of land rate prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I.
<u>1)Municipal Corporations & other Planning Authorities</u>	
1) Pune, Pimpary-Chinchwad, and Municipal Corporation in Mumbai Metropolitan Area and Navi Mumbai Notified Area	30%
2) Other Municipal Corporations in the State.	10%
<u>2) Municipal Councils & Nagar Panchayats</u>	
1) Ambernath and Kulgaon-Badlapur Municipal Council.	30 %
2) Other Muncipal Councils/Nagar Panchayats in the State	10%



3) No-industry Districts and Naxalism affected areas of the State as defined in the "Package Scheme of Incentives 2013 " of the Industries, Energy & Labour Department of the State.	NIL
4) Other areas of the State excepting the areas mentioned above.	10 %

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



P. Gohil

(Pradeep Gohil)
Under Secretary to Government.

Copy for information and necessary action :-

- 1) Additional Chief Secretary, Industry, Mantralaya, Mumbai.
- 2) Chief Executive Officer, Maharashtra Industrial Development Corporation.
- 3) The Director of Town Planning, Maharashtra State, Pune.
- 4) Dy. Secretary (Town Planning) Mantralaya, Mumbai.
- 5) Deputy Director of Town Planning, Gr. Mumbai.
- 6) Under Secretary, (UD-13), Urban Development Department, Mantralaya.
- 7) Desk Officer, Information and Technology Department, Mantralaya.
- 8) Select File (UD-11)