

महाराष्ट्र प्रादेशिक नियोजन व नगररचना  
अधिनियम, १९६६  
मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन  
नियमावलीतील काही तरतुदीमध्ये सुधारणा  
करणेसंदर्भात कलम ३७(१कक)(क) व २०(३)  
अन्वये सूचना...

### सूचना

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३,  
दिनांक १८/०१/२०२२

शासन निर्णय:- सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(किशोर गोखले)  
अवर सचिव, महाराष्ट्र शासन

प्रत :-

१. मा. मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा. मंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा. विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय.
६. मा. उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा. उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
९. संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
१०. सहसंचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति:-

१. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
/- सदरची सूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.
२. सर्व विभागीय सहसंचालक, नगर रचना  
/- त्यांना विनंती करण्यात येते की, प्रस्तुत प्रस्तावित फेरबदलाच्या अनुषंगाने सदरची सूचना  
शासनाच्या दि.१३.०९.२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात  
म्हणून प्रसिद्ध करून घेणेबाबत सत्वर कार्यवाही करावी.

i.	जाहिरात देणाऱ्या कार्यालयाचे नांव	:-	नगर विकास विभाग, मंत्रालय, मुंबई.
ii.	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	:-	तात्काळ
iii.	प्रसिद्धीचे स्वरूप	:-	सर्वाधिक खपाच्या स्थानिक
iv.	कोणत्या जिल्ह्यात	:-	संपूर्ण राज्यात
v.	किती वृत्तपत्रात	:-	एका मराठी व एका इंग्रजी वृत्तपत्रात
vi.	किती वेळा	:-	एकदा
vii.	जाहिरातीचे खर्च देयक कोणत्या अधिकाऱ्याकडे पाठवावे	:-	संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

३. सर्व विभागीय आयुक्त.

४. सर्व जिल्हाधिकारी.

५. आयुक्त, सर्व संबंधित महानगरपालिका.

६. महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.

७. सर्व विशेष नियोजन प्राधिकरणे.

८. सर्व नवनगर विकास प्राधिकरणे.

९. व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई- ४०० ४१६.

१०. मुख्य कार्यकारी अधिकारी, पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी, पुणे.

११. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.

१२. व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सर्व विभागीय सहसंचालक, नगर रचना आणि वरील सर्व कार्यालयांना पाठवाव्यात.

१३. मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.

१४. सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.

१५. मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.

१६. अवर सचिव, नवि-११/नवि-३० कक्ष अधिकारी, नवि- ९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.

१७. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

१८. कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

/- सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.

१९. कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

/- सदरची सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.

२०. निवडनस्ती, कार्यासन (नवि-१३).

\*\*\*\*\*

**सूचना**  
**महाराष्ट्र शासन**  
**नगर विकास विभाग**  
**मंत्रालय, मुंबई - ४०० ०३२.**  
**दिनांक : १८/०१/२०२२**

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

**क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/फेरबदल/नवि-१३ :-**

ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे / विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३. दि.०२/१२/२०२० अन्वये मंजुरी दिली असून ती दि.०३.१२.२०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) शिर्डी विमानतळ अधिसूचित क्षेत्र आणि विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळाचे अधिसूचित क्षेत्र, या क्षेत्रांना उक्त नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७ (१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/ १८/कलम ३७(१कक) व कलम २०(३) /नवि-१३, दि. ०२/१२/२०२० आणि सूचना क्र. टिपीएस-१८१८/ प्र.क्र. २३६/२८/ कलम २०(३)/नवि-१३, दि.०२/१२/२०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र. टिपीएस-१८१८/प्र.क्र.२३६/२८/कलम ३७(१कक) व कलम २० (३)/नवि-१३. दि.०२/१२/२०२० आणि निर्णय क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ कलम २०(३)/ नवि- १३. दि.०२/१२/२०२० अन्वये निदेश दिलेले आहेत;

आणि ज्याअर्थी, उक्त नियमावलीस शासनाने विविध निर्णयांद्वारे वेळोवेळी शुध्दीपत्रक / पुरकपत्रे निर्गमित केली आहेत;

आणि ज्याअर्थी, उक्त नियमावलीतील काही तरतुदींची अंमलबजावणी करण्यासंदर्भात येणाऱ्या अडचणींच्या अनुषंगाने व्यवहार्यता तपासून अशा तरतुदींचे पुनरावलोकन करून त्यानुसार अडचणींचे

निराकरण होणाच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत ठाणे महानगरपालिका तसेच अन्य काही संस्थांकडून निवेदने प्राप्त झाली आहेत;

आणि ज्याअर्थी, उक्त नियमावलीत या सूचनेसोबतच्या **परिशिष्ट-अ** मध्ये नमूद केल्याप्रमाणे काही तरतूदी सुधारीत करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे) असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१अअ) व २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करीत आहे. उक्त फेरबदलावरील कोणत्याही सूचना/हरकती, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगर रचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगर रचना यांना प्राप्त सूचना/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी उक्त अधिनियमाचे कलम १६२(१) नुसार प्राधिकृत करण्यात येत आहे.

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

१. विभागीय सहसंचालक, नगर रचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती/ औरंगाबाद विभाग.
२. आयुक्त, सर्व संबंधित महानगरपालिका.
३. जिल्हाधिकारी, सर्व जिल्हे.
४. महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
५. व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई ४००६१४.
६. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
७. मुख्य कार्यकारी अधिकारी, कोल्हापुर नागरी क्षेत्र विकास प्राधिकरण.
८. सर्व विशेष नियोजन प्राधिकरणे / नवनगर विकास प्राधिकरणे.
९. मुख्य कार्यकारी अधिकारी सर्व जिल्हापरिषदा.
१०. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

ही **सूचना** शासनाचे संकेतस्थळ [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे/नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने

(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

परिशिष्ट-अ

शासन नगर विकास विभाग सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दिनांक :१८/०१/२०२२ सोबतचे सहपत्र

अ.क्र.	तरतुद क्र.	मंजूर UDCPR मधील विद्यमान तरतुद	प्रस्तावित तरतुद																																																																																				
१	२	३	४																																																																																				
१	4.8.1 vi)	The land having area up to <u>0.20 hectare</u> in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible uses in Residential/ Commercial Zone. The owner / developer shall provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. Amenity TDR, as per regulation containing provisions of TDR, shall be permissible.	The land having area up to <u>1.0 hectare</u> in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible uses in Residential/ Commercial Zone. The owner / developer shall provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. Amenity TDR, as per regulation containing provisions of TDR, shall be permissible.																																																																																				
२	8.2.1 Table No. 8B	<table border="1"> <thead> <tr> <th rowspan="3">Sr. No.</th> <th rowspan="3">Occupancy</th> <th rowspan="3">Size of tenement</th> <th colspan="4">Parking Spaces Required</th> <th rowspan="3">Remarks</th> </tr> <tr> <th colspan="2">Congested Area</th> <th colspan="2">Non Congested Area</th> </tr> <tr> <th>Car</th> <th>Scooter</th> <th>Car</th> <th>Scooter</th> </tr> </thead> <tbody> <tr> <td rowspan="4">1</td> <td rowspan="4">Residential i) Multi-Family residential</td> <td>For every tenement having carpet area of 150sq.m. and above.</td> <td>2</td> <td><u>2</u></td> <td>2</td> <td><u>3</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.</td> <td>1</td> <td><u>2</u></td> <td>1</td> <td><u>3</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.</td> <td>1</td> <td><u>4</u></td> <td>1</td> <td><u>5</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every two</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>In</td> </tr> </tbody> </table>	Sr. No.	Occupancy	Size of tenement	Parking Spaces Required				Remarks	Congested Area		Non Congested Area		Car	Scooter	Car	Scooter	1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>2</u>	2	<u>3</u>	In addition 5% visitor parking	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>2</u>	1	<u>3</u>	In addition 5% visitor parking	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>4</u>	1	<u>5</u>	In addition 5% visitor parking	For every two	1	1	1	2	In	<table border="1"> <thead> <tr> <th rowspan="3">Sr. No</th> <th rowspan="3">Occupancy</th> <th rowspan="3">Size of tenement</th> <th colspan="4">Parking Spaces Required</th> <th rowspan="3">Remarks</th> </tr> <tr> <th colspan="2">Congested Area</th> <th colspan="2">Non Congested Area</th> </tr> <tr> <th>Car</th> <th>Scooter</th> <th>Car</th> <th>Scooter</th> </tr> </thead> <tbody> <tr> <td rowspan="4">1</td> <td rowspan="4">Residential i) Multi-Family residential</td> <td>For every tenement having carpet area of 150sq.m. and above.</td> <td>2</td> <td><u>1</u></td> <td>2</td> <td><u>1</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.</td> <td>1</td> <td><u>1</u></td> <td>1</td> <td><u>1</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.</td> <td>1</td> <td><u>2</u></td> <td>1</td> <td><u>2</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td>For every two</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>In</td> </tr> </tbody> </table>	Sr. No	Occupancy	Size of tenement	Parking Spaces Required				Remarks	Congested Area		Non Congested Area		Car	Scooter	Car	Scooter	1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>1</u>	2	<u>1</u>	In addition 5% visitor parking	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>1</u>	1	<u>1</u>	In addition 5% visitor parking	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>2</u>	1	<u>2</u>	In addition 5% visitor parking	For every two	1	1	1	2	In
Sr. No.	Occupancy	Size of tenement				Parking Spaces Required					Remarks																																																																												
						Congested Area		Non Congested Area																																																																															
			Car	Scooter	Car	Scooter																																																																																	
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>2</u>	2	<u>3</u>	In addition 5% visitor parking																																																																																
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>2</u>	1	<u>3</u>	In addition 5% visitor parking																																																																																
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>4</u>	1	<u>5</u>	In addition 5% visitor parking																																																																																
		For every two	1	1	1	2	In																																																																																
Sr. No	Occupancy	Size of tenement	Parking Spaces Required				Remarks																																																																																
			Congested Area		Non Congested Area																																																																																		
			Car	Scooter	Car	Scooter																																																																																	
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>1</u>	2	<u>1</u>	In addition 5% visitor parking																																																																																
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>1</u>	1	<u>1</u>	In addition 5% visitor parking																																																																																
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>2</u>	1	<u>2</u>	In addition 5% visitor parking																																																																																
		For every two	1	1	1	2	In																																																																																

			tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.					addition 5% visitor parking			tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.					addition 5% visitor parking		
			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	<u>4</u>	0	<u>4</u>	In addition 5% visitor parking			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	<u>2</u>	0	<u>2</u>	In addition 5% visitor parking		
	4	Educational Schools and the administrative as well as public service areas therein	For every 100 sq.m. carpet area of the administrative as well as public service area of the school.	1	4	2	4	---			4	Educational Schools and the administrative as well as public service areas therein	For every 100 sq.m. carpet area of the administrative as well as public service area of the school.	1	4	2	4	---
			For every 3 class rooms	<u>1</u> (Mini Bus)	<u>9</u>	<u>2</u> (Mini Bus)	<u>9</u>						For every 3 class rooms	<i><u>1) 5 two wheelers for every three class rooms.</u></i> <i><u>2) The number of mini bus parking shall be at the rate of 1 bus for every 40 numbers of students for 50% strength of students may be provided at the option of owner / developer.</u></i> <i><u>3) Mini bus parking shall be permitted on playground except during school timings.</u></i>				---
		Note – i) to v) -----																
		Note – i) to v) ----- <b>vi) Multiplying factor as per regulation 8.2.2 Table No.8C shall not be applicable for Two Wheeler parking.</b>																
३	<b>14.8.1 i)</b>	“Urban Renewal Scheme” (URS) means ----- for urban renewal :- <i>However, in specific cases, in which URS is not bounded by roads, nallahs and railway lines, then the boundary of the cluster can be decided/ finalised by Municipal Commissioner, in</i>																
		“Urban Renewal Scheme” (URS) means ----- for urban renewal :- <i><u>However, in specific cases, in which URS is not bounded by roads, nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt.</u></i>																

		<p>consultation with High Power Committee (H.P.C.)</p> <p>In case of demonstrable ----- in consultation with H.P.C.</p> <p>However no forest land shall be included in such URS.</p>	<p><u>belonging to Municipal Corporation / any Public Authority, which is not contiguous, is proposed to be included in the URS, then the boundaries of such cluster having non contiguous area can be decided / finalised the by Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</u></p> <p>In case of demonstrable ----- in consultation with H.P.C.</p> <p>However no forest land shall be included in such URS. <u>Provided that encroached forest land may be included in such URS for clearance of encroachment on such forest land with NOC of Forest Department. However after clearance of encroachment, such forest land shall be used as mentioned in regulation 14.8.7 (i) (g) with NOC of Forest Department.</u></p>
<p>⌘</p>	<p><b>14.8.5.</b> <b>v)</b> <b>new</b> <b>provi-</b> <b>sion</b></p>	<p>14.8.5</p> <p>i) -----</p> <p>ii) -----</p> <p>iii) -----</p> <p>a) -----</p> <p>b) -----</p> <p>c) -----</p> <p>iv) -----</p> <p>a) -----</p> <p>b) -----</p> <p>c) -----</p> <p>i) -----</p> <p>ii) -----</p> <p>iii) -----</p> <p>iv) -----</p> <p><b>v) No provision</b></p>	<p><b>14.8.5. v) – (New provision)</b></p> <p><u>After consideration for land falling under URC to the person(s) having legal rights in land as per regulation No.14.8.8(iv)(c) is offered and provision for rehabilitation all the eligible beneficiaries of the building(s) under URC is proposed in redeveloped building(s) in URC area as per Regulation No.14.8.4.</u></p> <p><u>In respect of those eligible beneficiaries entitled for rehabilitation tenement in URC who do not join the scheme willingly the following steps shall be taken :-</u></p> <p><u>i) Provision for all of them shall be made in the rehabilitation component of the scheme.</u></p> <p><u>ii) The details of the tenement that would be given to them by way of allotment on the same basis as for those who have joined the scheme will be communicated to them in writing by the Implementation Agency.</u></p> <p><u>iii) The transit tenement that would be allotted to them would also be indicated along with those who have joined the scheme.</u></p> <p><u>iv) If they do not join the scheme within 15 days after the approval for Implementation Agency has been given to the scheme, then action under the relevant provision of the M.R. &amp; T.P. Act, as amended from time to time, shall be taken and their structures will be removed and it shall be ensured that no obstruction is caused to the scheme of the majority of persons, who have joined the scheme willingly.</u></p> <p><u>v) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others and they will not be eligible for the reconstructed tenement, but they will still be entitled only to what is available after others have chosen, which may be on the same or some other site.</u></p> <p><u>vi) If they do not join till the building permission to the scheme is given, they will completely lose the right to any built-up tenement and their tenement shall be taken over by the Commissioner and used for the purpose of accommodating Project Affected Persons and other beneficiaries etc. who cannot be accommodated in-situ.</u></p>

५	14.8.8 iv) C) i)	Consideration for any land required to be procured for URP shall be either in terms of payment due for entitled area collectively against that parcel of land, as calculated in Regulation No. 14.8.8 (iv) (b) above as per ASR, along with 100% solatium, as applicable for the year of possession, along with 12% annual simple interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area or in terms of equivalent area constructed in URS. Concerned person(s) shall have option to choose from amongst these three modes of consideration. The option once chosen shall be registered and shall be irrevocable	Consideration for any land required to be procured for URP shall be -either in terms of payment due for entitled area collectively against that parcel of land, as calculated in Regulation No.14.8.8 (iv) (b) above as per ASR, along with 100% solatium, as applicable for the year of possession, along with 12% annual simple interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area <u>as per TDR Regulation No.11.2.</u> or in terms of equivalent area constructed in URS, <u>or in terms of developed free sale vacant plot of area equal to 50% of entitled area calculated as per clause (i), (ii), (iii) and (iv) of Regulation No.14.8.8 (iv) (b) above, with base FSI of 1.1 in the same URC fronting on same road width as original plot, subject to availability of land.</u> Concerned person(s) shall have option to choose from amongst these <u>four</u> modes of consideration. The option once chosen shall be registered and shall be irrevocable.
६	14.8.9 i)	Net area of URC shall be calculated ----- . Such Free Sale Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible users thereon.	Net area of URC shall be calculated ----- . Such Free Sale Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible users thereon. <u>Provided that, in exceptional cases, the above percentage of free sale plot may further be enhanced beyond 50% in order to make scheme viable and minimize generation of URT, subject to fulfillment of following conditions, subject to the approval of HPC :-</u> <u>a) 100% in-situ rehabilitation;</u> <u>b) no dilution in the area of development plan reservations;</u> <u>c) amenity as per 14.8.18 other than DP reservations / designations is to be provided.</u>
७	14.8.10	If an owner or group of owners or proposed co-op. Hsg. Society of occupants or federation of occupants, either directly or through a Power of Attorney Holder, collectively owning more than 70% of the area of URC or a part thereof, come forward for implementation of URS as per the Detailed Plan prepared by the Commissioner for such URC, within 3 months of declaration of the detailed plans of URC, or within such extended period as may be granted by the Commissioner, they may be selected as Implementation Agency for implementation of URS on such URC. In such a case, an Infrastructural charges at the rate of 10% of construction cost as per prevailing ASR to be received by the Corporation. In case owners/ stakeholders owning more than 51% of whole or part area of URS as mentioned above fail to come together, selection of an implementation agency for the URS shall be done through a transparent bid process.	If an owner or group of owners or proposed co-op. Hsg. Society of occupants or federation of occupants, either directly or through a Power of Attorney Holder, collectively owning more than 70% of the area of URC or a part thereof, come forward for implementation of URS as per the Detailed Plan prepared by the Commissioner for such URC, within 3 months of declaration of the detailed plans of URC, or within such extended period as may be granted by the Commissioner, they may be selected as Implementation Agency for implementation of URS on such URC. In such a case, an Infrastructural charges at the rate of <u>10% of construction cost of buildings of rehab &amp; free sale component (excluding infrastructure).</u> In case owners/ stakeholders owning more than 51% of whole or part area of URS as mentioned above fail to come together, selection of an implementation agency for the URS shall be done through a transparent bid process.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने.

(किशोर वि. गोखले)  
अवर सचिव, महाराष्ट्र शासन



**NOTICE**  
**Government of Maharashtra**  
**Urban Development Department**  
**Mantralaya, Mumbai - 400 032**  
**Dated: 18/01/2022**

*The Maharashtra Regional & Town Planning Act, 1966*

**No.TPS-1818/CR.236/18/Sec.37(1AA) & Sec.20(3)/Modification/UD-13:**

Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA) (c) & sec.20(4)/UD-13, dated 02/12/2020;

And whereas, to make applicable the Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Shirdi Airport Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority and for notified area of Maharashtra State Road Development Corporation as Special Planning Authority, the Government has published Notices under section 37(1AA) & section 20(3) of the said Act, bearing No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively along with directives under section 154 of the said Act, 1966 vide resolutions No.TPS-1818/ CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively;

And whereas, Government has issued Corrigendum / Addendums to the said Regulations vide various resolutions;

And whereas, various representations from Thane Municipal Corporation and some other Organizations are received on the said Regulations requesting to check feasibility with respect to difficulties in implementation and to review some of the provisions to remove difficulties and amend such provisions;

And whereas, the Government is of opinion that, it is necessary to modify some provisions of the said Regulations as mentioned in **Schedule-A** appended with this Notice (hereinafter referred to as "the said modification");

Now therefore, in exercise of the powers conferred under section 37(1AA) and 20(3) 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 concerned Divisional Joint Director of Town Planning who is hereby authorised under section 162(1) of the said Act as 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.

1. The Divisional Joint Director of Town Planning, Konkan / Pune/Nashik / Nagpur / Amravati / Aurangabad.
2. The Commissioner, All concerned Municipal Corporations.
3. The Collectors, All Districts.
4. The Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.
5. Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai.
6. Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8 Floor, World Trade Centre, Mumbai-5.
7. The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
8. All Special Planning Authorities New Town Development Authorities.
9. The Chief Executive Officer. All Zilla Purishads.
10. The Chief Officers, All Municipal Councils/ Nagar Panchyats.

This **notice** is also available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts/Rules)

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

**(Kishor Gokhale)**  
**Under Secretary to Government**

## Appendix-A

Accompaniment to the Government in Urban Development Department Notice bearing No.TPS-1818/C.R.236/18/Sec.37(1AA) & Sec.20(3)/UD-13, Dated :18/01/2022

Sr. No.	Reg. No.	Existing provision in sanctioned UDCPR	Proposed provision																																																																																																																
1	2	3	4																																																																																																																
1	4.8.1 vi)	The land having area up to <u>0.20 hectare</u> in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible uses in Residential/ Commercial Zone. The owner / developer shall provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. Amenity TDR, as per regulation containing provisions of TDR, shall be permissible.	The land having area up to <u>1.0 hectare</u> in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible uses in Residential/ Commercial Zone. The owner / developer shall provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. Amenity TDR, as per regulation containing provisions of TDR, shall be permissible.																																																																																																																
2	8.2.1 Table No. 8B	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No.</th> <th style="width: 15%;">Occupancy</th> <th style="width: 15%;">Size of tenement</th> <th colspan="4" style="width: 30%;">Parking Spaces Required</th> <th style="width: 20%;">Remarks</th> </tr> <tr> <th></th> <th></th> <th></th> <th colspan="2" style="text-align: center;">Congested Area</th> <th colspan="2" style="text-align: center;">Non Congested Area</th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Residential i) Multi-Family residential</td> <td>For every tenement having carpet area of 150sq.m. and above.</td> <td style="text-align: center;">2</td> <td style="text-align: center;"><u>2</u></td> <td style="text-align: center;">2</td> <td style="text-align: center;"><u>3</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.</td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>2</u></td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>3</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.</td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>4</u></td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>5</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td>In addition 5%</td> </tr> </tbody> </table>	Sr. No.	Occupancy	Size of tenement	Parking Spaces Required				Remarks				Congested Area		Non Congested Area						Car	Scooter	Car	Scooter		1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>2</u>	2	<u>3</u>	In addition 5% visitor parking			For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>2</u>	1	<u>3</u>	In addition 5% visitor parking			For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>4</u>	1	<u>5</u>	In addition 5% visitor parking			For every two tenements with each tenement	1	1	1	2	In addition 5%	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Sr. No</th> <th style="width: 15%;">Occupancy</th> <th style="width: 15%;">Size of tenement</th> <th colspan="4" style="width: 30%;">Parking Spaces Required</th> <th style="width: 20%;">Remarks</th> </tr> <tr> <th></th> <th></th> <th></th> <th colspan="2" style="text-align: center;">Congested Area</th> <th colspan="2" style="text-align: center;">Non Congested Area</th> <th></th> </tr> <tr> <th></th> <th></th> <th></th> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> <th></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Residential i) Multi-Family residential</td> <td>For every tenement having carpet area of 150sq.m. and above.</td> <td style="text-align: center;">2</td> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">2</td> <td style="text-align: center;"><u>1</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.</td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>1</u></td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>1</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.</td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>2</u></td> <td style="text-align: center;">1</td> <td style="text-align: center;"><u>2</u></td> <td>In addition 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td>In addition 5%</td> </tr> </tbody> </table>	Sr. No	Occupancy	Size of tenement	Parking Spaces Required				Remarks				Congested Area		Non Congested Area						Car	Scooter	Car	Scooter		1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>1</u>	2	<u>1</u>	In addition 5% visitor parking			For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>1</u>	1	<u>1</u>	In addition 5% visitor parking			For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>2</u>	1	<u>2</u>	In addition 5% visitor parking			For every two tenements with each tenement	1	1	1	2	In addition 5%
Sr. No.	Occupancy	Size of tenement	Parking Spaces Required				Remarks																																																																																																												
			Congested Area		Non Congested Area																																																																																																														
			Car	Scooter	Car	Scooter																																																																																																													
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>2</u>	2	<u>3</u>	In addition 5% visitor parking																																																																																																												
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>2</u>	1	<u>3</u>	In addition 5% visitor parking																																																																																																												
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>4</u>	1	<u>5</u>	In addition 5% visitor parking																																																																																																												
		For every two tenements with each tenement	1	1	1	2	In addition 5%																																																																																																												
Sr. No	Occupancy	Size of tenement	Parking Spaces Required				Remarks																																																																																																												
			Congested Area		Non Congested Area																																																																																																														
			Car	Scooter	Car	Scooter																																																																																																													
1	Residential i) Multi-Family residential	For every tenement having carpet area of 150sq.m. and above.	2	<u>1</u>	2	<u>1</u>	In addition 5% visitor parking																																																																																																												
		For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	<u>1</u>	1	<u>1</u>	In addition 5% visitor parking																																																																																																												
		For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	<u>2</u>	1	<u>2</u>	In addition 5% visitor parking																																																																																																												
		For every two tenements with each tenement	1	1	1	2	In addition 5%																																																																																																												

			having carpet area less than 40 Sq.m. but more than 30 sq.m.					visitor parking			having carpet area less than 40 Sq.m. but more than 30 sq.m.					visitor parking		
			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	<u>4</u>	0	<u>4</u>	In addition 5% visitor parking			For every two tenements with each tenement having carpet area less than 30 Sq.m.	0	<u>2</u>	0	<u>2</u>	In addition 5% visitor parking		
	4	Educational Schools and the administrative as well as public service areas therein	For every 100 sq.m. carpet area of the administrative as well as public service area of the school.	1	4	2	4	---			4	Educational Schools and the administrative as well as public service areas therein	For every 100 sq.m. carpet area of the administrative as well as public service area of the school.	1	4	2	4	---
			For every 3 class rooms	<u>1</u> (Mini Bus)	<u>9</u>	<u>2</u> (Mini Bus)	<u>9</u>				For every 3 class rooms	<u>1) 5 two wheelers for every three class rooms.</u> <u>2) The number of mini bus parking shall be at the rate of 1 bus for every 40 numbers of students for 50% strength of students may be provided at the option of owner / developer.</u> <u>3) Mini bus parking shall be permitted on playground except during school timings.</u>					---	
		Note – i) to v) -----																
		Note – i) to v) ----- vi) Multiplying factor as per regulation 8.2.2 Table No.8C shall not be applicable for Two Wheeler parking.																
3	14.8.1 i)	“Urban Renewal Scheme” (URS) means ----- for urban renewal :-  However, in specific cases, in which URS is not bounded by roads, nallahs and railway lines, then the boundary of the cluster can be decided/ finalised by Municipal Commissioner, in consultation with High Power Committee (H.P.C.)																
		“Urban Renewal Scheme” (URS) means ----- for urban renewal :-  <u>However, in specific cases, in which URS is not bounded by roads, nallahs and railway lines etc. and / or, areas of any vacant or encroached land situated in the periphery of 400 mt. belonging to Municipal Corporation / any Public Authority, which is not contiguous, is</u>																

		<p>In case of demonstrable ----- in consultation with H.P.C.</p> <p>However no forest land shall be included in such URS.</p>	<p><u>proposed to be included in the URS, then the boundaries of such cluster having non contiguous area can be decided / finalised the by Municipal Commissioner, in consultation with High Power Committee (H.P.C.).</u></p> <p>n case of demonstrable ----- in consultation with H.P.C.</p> <p>However no forest land shall be included in such URS. <u>Provided that encroached forest land may be included in such URS for clearance of encroachment on such forest land with NOC of Forest Department. However after clearance of encroachment, such forest land shall be used as mentioned in regulation 14.8.7 (i) (g) with NOC of Forest Department.</u></p>
4	<p><b>14.8.5.</b> v) new provi- sion</p>	<p>14.8.5</p> <p>i) ----- ii) ----- iii) ----- a) ----- b) ----- c) ----- iv) ----- a) ----- b) ----- c) ----- i) ----- ii) ----- iii) ----- iv) -----</p> <p>v) No provision</p>	<p><b>14.8.5. v) – (New provision)</b></p> <p><u>After consideration for land falling under URC to the person(s) having legal rights in land as per regulation No.14.8.8(iv)(c) is offered and provision for rehabilitation all the eligible beneficiaries of the building(s) under URC is proposed in redeveloped building(s) in URC area as per Regulation No.14.8.4.</u></p> <p><u>In respect of those eligible beneficiaries entitled for rehabilitation tenement in URC who do not join the scheme willingly the following steps shall be taken :-</u></p> <p><u>i) Provision for all of them shall be made in the rehabilitation component of the scheme.</u></p> <p><u>ii) The details of the tenement that would be given to them by way of allotment on the same basis as for those who have joined the scheme will be communicated to them in writing by the Implementation Agency.</u></p> <p><u>iii) The transit tenement that would be allotted to them would also be indicated along with those who have joined the scheme.</u></p> <p><u>iv) If they do not join the scheme within 15 days after the approval for Implementation Agency has been given to the scheme, then action under the relevant provision of the M.R. &amp; T.P. Act, as amended from time to time, shall be taken and their structures will be removed and it shall be ensured that no obstruction is caused to the scheme of the majority of persons, who have joined the scheme willingly.</u></p> <p><u>v) After this action under the foregoing clause is initiated, they will not be eligible for transit tenement along with the others and they will not be eligible for the reconstructed tenement, but they will still be entitled only to what is available after others have chosen, which may be on the same or some other site.</u></p> <p><u>vi) If they do not join till the building permission to the scheme is given, they will completely lose the right to any built-up tenement and their tenement shall be taken over by the Commissioner and used for the purpose of accommodating Project Affected Persons and other beneficiaries etc. who cannot be accommodated in-situ.</u></p>

