

सीमती कांबळे ४/१०/२४

नगर रचना आणि मुल्यानिर्धारण विभाग
मु.का., पुणे-१. आवक क्र.
उपसंचालक, नगर रचना (मु.का., पुणे-१.)
दि.क्र. १५२ दिनांक- ०८-१०-२४
सहायक अधि./कर्म.
व.सि.
website publication
४/१०/२४

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) खालील सूचना
- केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws २०१६ या विनियमांची अंतर्भाव महाराष्ट्र औद्योगिक विकास महामंडळाच्या सर्वसमावेशक विकास नियंत्रण व प्रोत्साहन नियमावली- २०२१ मध्ये करण्यासाठी प्रस्तावित फेरबदलाबाबत.

नगर रचना आणि मुल्यानिर्धारण विभाग
मु.का., पुणे-१. आवक क्र.
टिपीबी - १/२/३/४/५/६/७
९६९९
० 4 OCT 2024
महाराष्ट्र-१/१अ/२/लेखा/अर्थसंकल्प
कार्यासन मु. प्र.अ./उ सं.न.र./सं.न.र.

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई : ४०० ०३२,

क्रमांक :- टिपीबी-४३२४/युओआर-२१/प्र.क्र. ५९/२०२४/नवि-११

दिनांक :- ३० सप्टेंबर, २०२४

शासन निर्णय : सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

(डॉ.प्रतिभा भदाणे)

सह सचिव, महाराष्ट्र शासन.

प्रत :-

१. मा. राज्यपाल यांचे प्रधान सचिव, राजभवन, मुंबई.
२. मा. मुख्यमंत्री महोदय यांचे अप्पर मुख्य सचिव, मंत्रालय, मुंबई.
३. मा.उप मुख्यमंत्री तथा गृह मंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
४. मा. उप मुख्यमंत्री तथा वित्त व नियोजन मंत्री महोदय यांचे 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. मा.प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- (१) मा. मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी, मुंबई.
- (२) मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे,
/- सदरची सूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी,
- (३) सर्व विभागीय सहसंचालक,

- 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.

१)	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२)	जाहिरात कोणत्या दिनांकास द्यावयाची आहे	तात्काळ
३)	प्रसिध्दीचे स्वरूप	सर्वाधिक खपाच्या स्थानिक
४)	कोणत्या जिल्हयामध्ये	संपूर्ण राज्यात
५)	किती वृत्तपत्रात	एक मराठी व एक इंग्रजी वृत्तपत्रात
६)	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७)	किती वेळा	एकदा
८)	जाहिरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी, मुंबई.

४. सर्व विभागीय अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.

५. व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई. /- त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या प्रत्येकी 10 प्रती नगर विकास विभागास, मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी, मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सर्व विभागीय सहसंचालक, नगर रचना, सर्व विभागीय अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ यांना पाठवाव्यात.

६. मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद,

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

८. अवर सचिव, नवि-13/नवि-30, कक्ष अधिकारी, नवि 9/नवि-12, नगर विकास विभाग, मंत्रालय, मुंबई.

९. कक्ष अधिकारी (नवि- 29), नगर विकास विभाग, मंत्रालय, मुंबई, /- सोबतची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.

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

/- सदरची सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी,

११. सर्व विभागीय आयुक्त.

१२. सर्व जिल्हाधिकारी.

१३. निवडनस्ती, कार्यासन (नवि-11).

Maharashtra Regional & Town Planning Act, 1966.

- Notice under section 37 (1AA) of the said Act.
- Proposed modification for Incorporation of addendum to Model Building Bye-Laws 2016 issued by Ministry of Housing and Urban Affairs (MoHUA) in Comprehensive Development Control and Promotion Regulations -2021 of MIDC.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated: 30th September, 2024

NOTICE

No.TPB-4324/UOR-21/CR- 59/2024/UD-11

Whereas, the 'Maharashtra Industrial Development Corporation' is deemed to have been appointed as the 'Special Planning Authority' (hereinafter referred to as "the said Authority"), by virtue of the provisions of sub section IA of Section 40 of the Maharashtra Regional and Town Planning Act. 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act.1961 applies or any other area comprising government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC"):

And whereas, the Government of Maharashtra. in exercise of the powers conferred under sub section (2) of Section 37 of the said Act, has accorded sanction to the Comprehensive Development Control and Promotion Regulations (CDCPR) of MIDC (hereinafter referred to as "the said Regulations") vide Notification No. – 4322/314/C.R.25/2023/UD-11 dated 05/07/2023, which are published in (Government Gazette dt. 13th July, 2023;

And whereas, Ministry of Communications Department of Telecommunication vide their letter dt.31.08.2022 has requested State Government to incorporate the addendum to Model Building Bye-Laws 2016 issued by the Ministry of Housing and Urban Affairs (MoHUA) into the State Building Bye-Laws;

And whereas, the Regulation 12.8 of the said Regulation stipulate about "Erection of Mobile Towers;"

And whereas, for the larger Public Interest and for the proper implementation of the Central Government guidelines, the Government is of the opinion, it is necessary to include a new provision regarding the addendum to Model Building Bye-Laws 2016 issued by the Ministry of Housing and Urban Affairs in Regulation 12.8 of the said Regulations as specifically mentioned in Schedule appended with this notice (hereinafter referred to as "the Proposed 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 proposed modifications. Any objections/suggestions upon the proposed modifications 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 authorized



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. Chief Executive Officer, Maharashtra Industrial Development Corporation, Andheri Mumbai.
2. The Divisional Joint Director of Town Planning, Konkan/Pune Nashik/Nagpur/Amravati/Aurangabad.
3. All Divisional Officer, Maharashtra Industrial Development Corporation.

This Notice under sub-section (IAA) of Section 37 of the said Act shall also be available on the Govt. of Maharashtra website 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 to Government in Urban Development Department Notice No.
TPB-4324/UOR-21/CR- 59/2024/Sec.37 (1AA) /UD-11,

Dated- 30th September, 2024

New Proviso is proposed to be inserted in the Regulation No 12.8 "Erection of Mobile Towers" of Comprehensive Development Control and Promotion Regulations -2021 of MIDC, as follows -

Architects / Developer & Planning Authority Officer approving the plans shall ensure that the following provisions are incorporated in the building plans -

a) Plan for creation of Common Telecommunication Infrastructure including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter / intra connectivity access to the building with distribution network.

b) In Building Solutions/ In Built Solutions (IBS) - Installation spaces: area for rooms or systems shall be provided as given below: -

(I) Telecom Room Space for the building with built-up area more than 465 sq.mt.

Sr. No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Up to 465 sq.mt	3.0 m. X 2.4 m.
2	465 sq.mt to 930 sq.mt	3.0 m. X 3.4 m.
3	More than 930.0 sq.mt	Additional Telecom Room required with same space norms

(II) Telecom Room Space requirements for the smaller building with built-up area less than 465 sq.mt.

Sr. No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Up to 93.0 sq.mt	Wall cabinets, Self-contained enclosed cabinets
2	93.0 sq.mt. To 465.0 sq.mt.	i) Shallow Room - 0.6 m. x 2.6 m. ii) Walk - in Room 1.3 m. x 1.3 m

(III) In Building Solutions In Built Solutions (IBS) -installation spaces, so provided, should be:

- It should not susceptible to flooding
- It should not exposed to water, moisture, fumes, gases or dust
- It should be able to with stand designed equipment load (to be specified in design)
- It should be located away from any vibrations to avoid dislocation / dislodgement



c) At Layout Level -

i. The placement and sequence of above-and below-ground utilities at the appropriate location in the right-of-way to be ensured for unconstrained movement as well as easy access for maintenance. Empty pipes (large size Hume pipes / HDPE pipes) should be laid before planting trees in order to accommodate additional Infrastructure.

ii. Design criteria and standards utilities should meet the following criteria:

Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the layout roads/pathways/ right-of-way. Telecom boxes should be placed in easements just off the layout roads/pathways/ right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables have to be located in the pedestrian path, a space of at least 2.0 m. should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a Cycle Track.

d) While preparing the building plans, properly demarcated sections within buildings and on rooftops for housing Broad Band / digital connectivity infrastructure / antenna shall be shown on plans.

e) The layout plans should clearly indicate the telecom as Utility Infrastructure lines.

f) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit a complete Service Plan for In Building Solutions (IBS) -Infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

g) Occupancy / Building Completion certificate to a building to be granted only after ensuring that the Common Telecommunication Infrastructure as per the prescribed standards is in place.

h) Visit from Department of Telecom (DOT) / TRAI officials along-with joint inspection with Telecom Service Providers (TSPs) who may suggest any relevant modification in the plan may be arranged, if required by Planning Authorities.

i) The above provisions are as per the standard requirements in any of the building to be developed/redeveloped. For any other necessary detailing of building components and service installations w.r.t. Common Telecom / Digital Connectivity Infrastructure, Architects / Developers and other service consultants involved in preparing building and service drawings may refer Part 8 - Section 6 : Information and communication Enabled Installations of Volume 2 of the National Building Code, 2016 and the norms of Department of Telecommunication / Information Technology or concerned Department of the Central / State Government, if any.

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



(Dr. Pratibha Bhadane)
Joint Secretary to Government

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

- उक्त अधिनियमाचे कलम ३७(१कक) खालील सूचना
- केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws २०१६ या विनियमांची अंतर्भाव महाराष्ट्र औद्योगिक विकास महामंडळाच्या सर्वसमावेशक विकास नियंत्रण व प्रोत्साहन नियमावली- २०२१ मध्ये करण्यासाठी प्रस्तावित फेरबदलाबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ०२१,
दिनांक- ३० सप्टेंबर, २०२४

सूचना

क्र. टिपीबी-४३२४/युओआर-२१/प्र.क्र.५९/२०२४/नवि-११

ज्याअर्थी, महाराष्ट्र औद्योगिक विकास महामंडळ अधिनियम, १९६१ चे प्रकरण VI च्या तरतुदी लागू होणारे क्षेत्र किंवा इतर जमीन ज्या शासनाने महाराष्ट्र औद्योगिक विकास महामंडळास हस्तांतरीत केल्या आहेत, अशा जमिनीकरीता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या (यापुढे याचा उल्लेख "उक्त अधिनियम" असा केला आहे.) कलम ४०(१अ) अन्वये महाराष्ट्र औद्योगिक विकास महामंडळास (यापुढे ज्याचा उल्लेख "उक्त प्राधिकरण" असा केला आहे.) विशेष नियोजन प्राधिकरण म्हणून नियुक्त केले आहे:

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाचे कलम ३७ चे पोट कलम नुसार प्रा (२)प्त, अधिकारांचा वापर करून शासन नगर विकास विभागाकडील अधिसूचना क्र /३१४/४३२२-टिपीबी ११-नवि /२०२३ /२५.क्र.प्र द्वारे उक्त प्राधिकरणाचे सर्वसमावेशक विकास नियंत्रण व प्रोत्साहन नियमावलीस उक्त" यापुढे ज्याचा उल्लेख)नियमावलीमंजूरी दिली असून ती शासकीय राजपत्रात (.असा केला आहे " १३.दि जुलै, २०२३ रोजी प्रसिध्द करण्यात आली आहे:

आणि ज्याअर्थी, केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws २०१६ या विनियमांचा अंतर्भाव राज्यांच्या विकास नियंत्रण नियमावलीमध्ये करण्यात यावा, अशी विनंती भारत सरकारच्या दूरसंचार विभागाने दि३१.०८.२०२२ रोजीच्या पत्राद्वारे राज्य शासनास केलेली आहे;

आणि ज्याअर्थी, उक्त मंजूर नियमावलीच्या विनियम १२.८ मध्ये "Erection of Mobile Towers;" बाबत तरतुद आहे:

आणि ज्याअर्थी केंद्र शासनाचे मार्गदर्शक सूचनांची अंमलबजावणी व्हावी या दृष्टीकोनातून, तसेच सार्वजनिक हिताच्या दृष्टीने या सूचनेसोबतच्या परिशिष्ट मध्ये नमूद केल्याप्रमाणे केंद्र शासनाच्या गृहनिर्माण व शहरी मंत्रालय विभागाने जारी केलेल्या addendum to model building Bye-Laws २०१६ या विनियमांचा अंतर्भाव करणेकरिता उक्त नियमावलीच्या विनियम १२.८ मध्ये नव्याने तरतुद समाविष्ट करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे) असे शासनाचे मत झाले आहे;



आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७ (१अअ) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तीचा वापर करुन, प्रस्तावित फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करीत आहे. प्रस्तावित 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 हरकतीवर 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. मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, अंधेरी, मुंबई,
२. विभागीय सहसंचालक, नगर रचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती औरंगाबाद विभाग,
३. सर्व विभागीय अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(डॉ प्रतिभा भदाणे)
सह सचिव, महाराष्ट्र शासन.

परिशिष्ट-अ

सूचना क्र. टिपीएस-४३२४/युओआर-२१/प्र.क्र. ५९/२०२४/नवि-११,
दिनांक : ३० सप्टेंबर, २०२४ सोबतचे सहपत्र

New Proviso is proposed to be inserted in the Regulation No 12.8 "Erection of Mobile Towers" of Comprehensive Development Control and Promotion Regulations -2021 of MIDC, as follows -

a) Plan for creation of Common Telecommunication Infrastructure including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter / intra connectivity access to the building with distribution network.

b) In Building Solutions/ In Built Solutions (IBS) -Installation spaces: area for rooms or systems shall be provided as given below: -

(I) Telecom Room Space for the building with built-up area more than 465 sq.mt.

Sr. No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Up to 465 sq.mt	3.0 m. X 2.4 m.
2	465 sq.mt to 930 sq.mt	3.0 m. X 3.4 m.
3	More than 930.0 sq.mt	Additional Telecom Room required with same space norms

(II) Telecom Room Space requirements for the smaller building with built-up area less than 465 sq.mt.

Sr. No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m.)
1	Up to 93.0 sq.mt	Wall cabinets, Self-contained enclosed cabinets
2	93.0 sq.mt. To 465.0 sq.mt.	i) Shallow Room - 0.6 m. x 2.6 m. ii) Walk - in Room 1.3 m. x 1.3 m

(III) In Building Solutions In Built Solutions (IBS) -installation spaces, so provided, should be:

- It should not susceptible to flooding
- It should not exposed to water, moisture, fumes, gases or dust
- It should be able to with stand designed equipment load (to be specified in design)
- It should be located away from any vibrations to avoid dislocation / dislodgement



c) At Layout Level -

i. The placement and sequence of above-and below-ground utilities at the appropriate location in the right-of-way to be ensured for unconstrained movement as well as easy access for maintenance. Empty pipes (large size Hume pipes / HDPE pipes) should be laid before planting trees in order to accommodate additional Infrastructure.

ii. Design criteria and standards utilities should meet the following criteria:

Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the layout roads/pathways/ right-of-way. Telecom boxes should be placed in easements just off the layout roads/pathways/ right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables have to be located in the pedestrian path, a space of at least 2.0 m. should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a Cycle Track.

d) While preparing the building plans, properly demarcated sections within buildings and on rooftops for housing Broad Band / digital connectivity infrastructure / antenna shall be shown on plans.

e) The layout plans should clearly indicate the telecom as Utility Infrastructure lines.

f) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit a complete Service Plan for In Building Solutions (IBS) -Infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

g) Occupancy / Building Completion certificate to a building to be granted only after ensuring that the Common Telecommunication Infrastructure as per the prescribed standards is in place.

h) Visit from Department of Telecom (DOT) / TRAI officials along-with joint inspection with Telecom Service Providers (TSPs) who may suggest any relevant modification in the plan may be arranged, if required by Planning Authorities.

i) The above provisions are as per the standard requirements in any of the building to be developed/redeveloped. For any other necessary detailing of building components and service installations w.r.t. Common Telecom / Digital Connectivity Infrastructure, Architects / Developers and other service consultants involved in preparing building and service drawings may refer Part 8 - Section 6 : Information and communication Enabled Installations of Volume 2 of the National Building Code, 2016 and the norms of Department of Telecommunication / Information Technology or concerned Department of the Central / State Government, if any.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(डॉ. प्रतिभा भदाणे)
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