# महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्माहन नियमावलीतील विनियम ४.८.१, ८.२.१, १४.८.१, १४.८.५, १४.८.८, १४.८.९, १४.८.१० मधील तरतुदींमध्ये सुधारणा करणेसंदर्भात -कलम ३७(१कक)(ग) व कलम २०(४) अन्वये मंजुरीची अधिसूचना...

# महाराष्ट्र शासन नगर विकास विभाग, हैद्राबाद हाऊस, शिबिर कार्यालय, नागपूर

### अधिसूचना

## शासन निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-४)/कलम ३७(१कक)(ग) व कलम २०(४)/फेरबदल/नवि-१३, दिनांक : २८.१२.२०२२

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानूसार व नांवाने,



सह सचिव, महाराष्ट्र शासन

प्रत :-

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

प्रति :-

१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

/- सदरची अधिसूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.

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- २) सर्व विभागीय सहसंचालक, नगर रचना.
- 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) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
- ९) सर्व विशेष नियोजन प्राधिकरणे
- १०) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ११) सर्व नवनगर विकास प्राधिकरणे.
- सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- १३) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १४) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १५) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.

- १७) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
  - /- सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
   /- सदरची अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- १९) निवडनस्ती, कार्यासन (नवि-१३).



# अधिसूचना महाराष्ट्र शासन नगर विकास विभाग, हैद्राबाद हाऊस, शिबिर कार्यालय, नागपूर दिनांक : २८/१२/२०२२

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-४)/कलम-३७(१कक)(ग) व कलम २०(४)/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 नेहरु 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 लागु करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (''युडीसीपीआर'') (यापुढे ज्याचा उल्लेख ''उक्त नियमावली'' असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख ''उक्त अधिनियम'' असा करण्यात आलेला आहे) मधील तरतुदींनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/ वि.यो. व प्रा.यो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली असून सदर नियमावली, पुणे महानगर प्रदेश विकास प्राधिकरण व रत्नागिरी जिल्हा प्रादेशिक योजनेचे क्षेत्र वगळता, 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 मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागु 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.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २७(३)/नवि-१३, दि.०२/१२/२०२० आणि क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २७(३)/नवि-१३, दि.०२/१२/२०२० आणि क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २७(३)/नवि-१३, दि.०२/१२/२०२० जन्वये जनुक्रमे निर्णय क्र.टिपीएस- आणि ज्याअर्थी, कलम ३७(१कक) अन्वये उक्त सूचनेद्वारे प्रसिध्द उक्त नियमावलीस शासनाने अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-३)/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.१२/१०/२०२२ अन्वये, नवनगर विकास प्राधिकरणाच्या माध्यमातून नियोजन प्राधिकरण म्हणून सिडको क्षेत्रासाठीच्या उक्त नियमावलीस मंजुरी दिली आहे;

आणि ज्याअर्थी, उक्त नियमावलीतील काही तरतुदींची अमलबजावणी करण्यासंदर्भात येणाऱ्या अडचणींचे निराकरण होण्याच्या दृष्टीने त्यामध्ये सुधारीत करणेबाबत ठाणे महानगरपालिका तसेच अन्य काही संस्थांकडून प्राप्त निवेदने विचारात घेऊन उक्त नियमावलीतील काही तरतुदींमध्ये सुधारणा करणे (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) आवश्यक आहे, असे शासनाचे मत झाले;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(क) व कलम २०(३) मधील तरतुदींप्रमाणे शासनास प्राप्त अधिकारांनुसार उक्त प्रस्तावित फेरबदलाबाबत शासन नगर विकास विभागाने इरादा जाहीर केला आणि प्रस्तावित फेरबदलासंदर्भात आम जनतेकडून सूचना/हरकती मागविण्यासाठी सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.१८/०१/२०२२ अन्वये सूचना प्रसिध्द केली असून सदर सूचना दि.२७ जाने. - ०२ फेब्रु., २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र, भाग एक-मध्य उप-विभाग मध्ये प्रसिध्द झाली आहे. तसेच प्राप्त होणाऱ्या सूचना/हरकतीवर संबंधितांना सुनावणी देण्याकरिता आणि संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन त्यावरील अहवाल शासनास सादर करण्याकरिता संबंधित विभागीय सहसंचालक, नगर रचना यांची 'अधिकारी' म्हणून (यापुढे 'उक्त अधिकारी' असे उल्लेखिलेले) नियुक्ती करण्यात आली;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांनी, ज्याप्रमाणे लागू असेल त्याप्रमाणे, उक्त अधिनियमाच्या कलम ३७(१कक) आणि कलम २० मधील तरतुदींनुसारची, वैधानिक कार्यवाही पूर्ण करुन त्यांचे अहवाल शासनास सादर केले आहेत;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगर रचना महाराष्ट्र राज्य यांचेशी सल्लामसलत केल्यानंतर आणि आवश्यक ती चौकशी केल्यानंतर, उक्त प्रस्तावित फेरबदल, काही सुधारणांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(ग) आणि कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करुन शासन याद्वारे :-

अ) उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील उक्त प्रस्तावित फेरबदलास, काही सुधारणांसह, सोबतच्या परिशिष्ट-अ मध्ये सविस्तरपणे नमूद केल्याप्रमाणे, मंजूरी देत आहे.

प्रिये सदर मंजूर फेरबदल, सदर अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून सिंग्ये भूमलात येईल, असे निश्चित करीत आहे.

URBAT

प्रस्तुत अधिसूचना, त्यासोबतच्या परिशिष्टासह, सर्व संबंधित नियोजन प्राधिकरणे / समुचित प्राधिकरणे आणि नगर रचना आणि मूल्यनिर्धारण विभागाची सर्व विभागीय कार्यालये, सर्व जिल्हा शाखा कार्यालये, सर्व जिल्हाधिकारी कार्यालये, सर्व जिल्हापरिषदा कार्यालये यांचे कार्यालयात नागरिकांच्या अवलोकनार्थ १ महिन्यांच्या कालावधीसाठी उपलब्ध राहील.

प्रस्तुत फेरबदलाची अधिसूचना, त्यासोबतच्या परिशिष्टासह, शासनाचे अधिकृत संकेतस्थळ www.maharashtra.gov.in (कायदे / नियम) येथे उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



**(कि)** अवर सचिव, महाराष्ट्र शासन.

#### परिशिष्ट-अ

#### अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-४)/कलम ३७(१कक)(ग) आणि कलम २०(४)/फेरबदल/नवि-१३, दि. २८/१२/२०२२ सोबतचे सहपत्र

| विनियम<br>क्रमांक  |  |   | मंजूर युडीस  | ोपीआरन्        | रसारची <b>तर</b> तृ | द                     |         |                                      | <b>मंजूर</b> फेरबदलानुसारची <b>तरतूद</b> |  |   |                                    |                                    |                                      |                                       |  |
|--------------------|--|---|--|----------------|---------------------|-----------------------|---------|--------------------------------------|--|--|---|------------------------------------|------------------------------------|--------------------------------------|---------------------------------------|--|
| 4.8.1 (vi)         | The land having area up to 0.20 hectare 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. |   |  |                |                     |                       |         |                                      |  | be permitted t<br>dential/Comm<br>nity space in<br>truction at app | rea up to <u>1.0 hectare</u><br>to be used for Residen<br>ercial Zone. The own<br>the form of open la<br>propriate location, prefe<br>ng provisions of TDR, | tial p<br>ner /<br>nd or<br>erably | developer<br>5% built<br>on ground | ny ot<br>r shal<br>t up s<br>l floor | her permis<br>1 provide<br>space in t | sible uses in<br>either 10%<br>he proposed |
| 8.2.1<br>Table No. | Sr.<br>No  | Occupancy   | Size of tenement   | ]              | Parking Spa         | ces Requ              | iired   | Remarks                              | Sr.<br>No                                | Occupancy  | Size of tenement Parking Spaces Required  |                                    |                                    |                                      | Remarks                               |  |
| 8B                 |  |   |  | Congested Area |                     | Non Congested<br>Area |         |                                      |  |  |   |                                    | ongested<br>Area                   | Non Congested<br>Area                |                                       |  |
|                    |  |   |  | Car            | Scooter             | Car                   | Scooter |                                      | 8  |  |   | Car                                | Two                                | Car                                  | Two                                   |  |
|                    | 1  | Residential<br>i) Multi-<br>Family<br>residential | For every tenement<br>having carpet area<br>of 150 sq.m. and<br>above.                               | 2              | 2                   | 2                     | 3       | In addition<br>5% visitor<br>parking | 1  | Residential<br>i) Multi-<br>Family                                 | For every tenement<br>having carpet area of<br>150 sq.m. and above.   | 2                                  | Wheeler<br><u>1</u>                | 2                                    | Wheeler<br><u>1</u>                   | In addition<br>5% visitor<br>parking       |
|                    |  |   | For every tenement<br>having carpet area<br>equal to or above 80<br>sq.m. but less than<br>150 sq.m. | 1              | 2                   | 1                     | 3       | In addition<br>5% visitor<br>parking |  | residential  | For every tenement<br>having carpet area<br>equal to or above 80<br>sq.m. but less than<br>150 sq.m.  | 1                                  | <u>1</u>                           | l                                    | <u>1</u>                              | In addition<br>5% visitor<br>parking       |
|                    |  |   | For every two<br>tenements with<br>each tenement<br>having carpet area<br>equal to or above          | 1              | 4                   | 1                     | 5       | In addition<br>5% visitor<br>parking |  |  | For every two<br>tenements with each<br>tenement having<br>carpet area equal to<br>or above 40 sq.m. but<br>less than 80 sq.m.                              | 1                                  | 2                                  | 1                                    | 2                                     | In addition<br>5% visitor<br>parking       |
| DEVELOPA           | e.   |   | 40 sq.m. but less than 80 sq.m.  |                |                     |                       |         |                                      |  |  | For every two<br>tenements with each  | 1                                  | 1                                  | 1                                    | 2                                     | In addition<br>5% visito                   |

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| 생각      | 5 S   |                |  |   |   |        |            |                           |   |  |  |                        |                         |                        |   | ī                                    |
|---------|---|----------------|--|---|---|--------|------------|---------------------------|---|--|--|------------------------|-------------------------|------------------------|---|--------------------------------------|
|         |   |                | tenements with<br>each tenement                              |   | - |        |            | 5% visitor<br>parking     |   |  | carpet area less than<br>40 Sq.m. but more<br>than 30 sq.m.                              |                        |                         |                        |   |                                      |
|         |   |                | having carpet area<br>less than 40 Sq.m.<br>but more than 30 |   |   |        |            |                           |   | -  | For every two<br>tenements with each<br>tenement having                                  | 0                      | 2                       | 0                      | <u>2</u>  | In addition<br>5% visitor<br>parking |
|         |   |                | sq.m.<br>For every two<br>tenements with                     |   |   |        |            | In addition<br>5% visitor |   |  | carpet area less than 30 Sq.m.   |                        |                         |                        |   |                                      |
|         |   |                | each tenement<br>having carpet area<br>less than 30 Sq.m.    | 0 | 4 | 0      | 4          | parking                   | 4   | Educational<br>Schools and<br>the<br>administra-   | For every 100 sq.m.<br>carpet area of the<br>administrative as<br>well as public service |                        |                         |                        |   |                                      |
|         | 4 Educational For every 100 sq.m.<br>Schools and carpet area of the<br>the administrative as<br>administra- well as public  |                |  |   |   |        |            |                           |   | tive as well<br>as public<br>service<br>areas therein  | area of the school.  | 1                      | 4                       | 2                      | 4   |                                      |
| -       | tive as well service area of the<br>as public school.<br>service areas<br>therein   |                |  |   |   |        |            |                           |   |  | For every 3 class rooms  | <u>th</u><br>2) 1      |                         | o <u>oms.</u><br>er of | for every<br>mini bus<br>the rate of            |                                      |
|         | For every 3 class12rooms(mini9Bus)Bus)  |                |  |   |   |        |            |                           |   |  |  | sti<br>sti             | udents for<br>udents ma | 50% :<br>y be p        | <u>umbers of</u><br>strength of<br>provided a   |                                      |
|         | Note -<br>i) After calculating rounded to next digit.<br>ii) In case of independent and maximum 18.0 sq.m. built up area.   |                |  |   |   |        |            |                           |   |  |  | <u>de</u><br>3) [<br>p | ermitted                | parkin<br>on           | owner<br>og shall b<br>playgroun<br>pol timings | d                                    |
|         | <ul> <li>iii) In the case of shops, need not be insisted.</li> <li>iv) Mechanical/Hydraulic / be allowed to meet the requirement.</li> <li>v) Parking more than 50% over and above public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable.</li> </ul> |                |  |   |   |        |            |                           | 1) After calculating rounded to next digit. |  |  |                        |                         |                        |   | - 1                                  |
| DEVELOP | or<br>If the huilding normalizing proposal  |                |  |   |   |        |            |                           |   | <ul> <li>ii) In case of independent and maximum 18.0 sq.m. built up area.</li> <li>iii) In the case of shops, need not be insisted.</li> <li>iv) Mechanical/Hydraulic / be allowed to meet the requirement.</li> <li>v) Parking more than 50% over and above public semi-public, hote</li> </ul> |  |                        |                         |                        |   |                                      |
|         | yoark<br>)  | ng units requi | red.   |   |   | to arr | ive the ne | ew number of              | nos   | mai, euucatioi   | nal buildings, such cha<br>ment fo   | argec                  | shall not l             | ha last                | -1-1-   | ii-public, hotel                     |

|            |  | or   |
|------------|--|--|
|            |  | If the building permission proposal to the Authority free of cost.                     |
|            |  | vi) In case of plan for additional to arrive the new number                            |
|            |  | parking units required.  |
|            |  | vii) Multiplying factor as per regulation 8.2.2 Table No.8C shall not be applicab      |
|            |  | for Two Wheeler parking.   |
|            | "Urban Renewal Scheme" (URS) means for urban   | "Urban Renewal Scheme" (URS) means for urba  |
|            | renewal:-  | renewal:-  |
|            | However, in specific cases, in which URS is not bounded by roads, nallahs and          | However, in specific cases, in which URS is not bounded by roads, nallahs an           |
|            | railway lines, then the boundary of the cluster can be decided/ finalised by Municipal | railway lines etc. and / or, areas of any vacant or encroached land situated in the    |
|            | Commissioner, in consultation with High Power Committee (H.P.C.)                       | periphery of 400 mt. belonging to Municipal Corporation / any Public Authority         |
|            |  | Planning Authority / Special Planning 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        |
| 14.8.1 i)  |  | consultation with High Power Committee (H.P.C.).                                       |
|            |  |  |
|            | In case of demonstrable in consultation with   | In case of demonstrable in consultation  |
|            | H.P.C.   | with H.P.C.  |
|            | However no forest land shall be included in such URS.                                  | However no forest land shall be included in such URS. 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.   |
|            | No Provision   | 14.8.5. v)–(New provision)   |
|            |  | 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 |
| 40560      |  | in redeveloped building(s) in URC area as per Regulation No.14.8.4.                    |
| 14.8.5 (v) |  | In respect of those eligible beneficiaries of authorized / unauthorized / illegal      |
| · · · · ·  |  | buildings and slums entitled for rehabilitation tenement in URC who do not join the    |
|            |  | scheme willingly the following steps shall be taken:-                                  |
|            | VELOP  | i) Provision for all of them shall be made in the rehabilitation component of the      |
| 49         |  | scheme.  |
| 120        | 1 jel  |  |
| 150        |  |  |
|            |  |  |

|           |  | ii) The details of the tenement that would be given to them by way of allotment or  |
|-----------|--|---|
|           |  | the same basis as for those who have joined the scheme will be communicated to  |
|           |  | them in writing by the Implementation Agency.   |
|           |  | iii) The transit tenement that would be allotted to them would also be indicated  |
|           |  | along with those who have joined the scheme.  |
|           |  | 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. &T.P. Act, as amended from time to time, shall b   |
|           |  | taken and their structures will be removed and it shall be ensured that n   |
|           |  | obstruction is caused to the scheme of the majority of persons, who have joined th  |
|           |  | scheme willingly.   |
|           |  | 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.  |
|           |  | vi) If they do not join till the building permission to the scheme is given, they w   |
|           |  | completely lose the right to any built-up tenement and their tenement shall be take   |
|           |  | over by the Commissioner and to be disposed off as per MMC Act or as p  |
|           |  | guidelines issued by the Government from time to time and used for the purpose  |
|           |  | accommodating Project Affected Persons and other beneficiaries etc. who can   |
|           | Concil di Concentratione   | be accommodated in-situ.  |
|           | Consideration for any land required to be procured for URP shall be either in                                  | Consideration for any land required to be procured for URP shall be either in terms   |
|           | terms of payment due for entitled area collectively against that never a                                       |   |
|           | land, as calculated in Regulation No. 14.8.8 (iv) (b) above as nor ASD at                                      | payment due for entitled area collectively against that parcel of land, as calculated   |
|           |  | Regulation No.14.8.8 (iv) (b) above as per ASR, along with 100% solation, applicable for the year of programming the solation.  |
|           |  |   |
| +.0.0 IV) |  |   |
| - , - ,   |  |   |
|           | person(s) shall have option to choose from amongst these three modes of  | URS, or in terms of developed free sale vacant plot of area equal to 50% of entire<br>area calculated as per clause (i) (iii) and (iii) area equal to 50% of entire   |
|           | consideration. The option once chosen shall be registered and shall be   | area calculated as per clause (i), (ii), (iii) and (iv) of Regulation No.14.8.8 (iv)<br>above, with base FSI of 1.1 in the same UPC frontier  |
|           | irrevocable.   | above, with base FSI of 1.1 in the same URC fronting on same road width<br>original plot, subject to availability of land Concerned and Concerned |
| DEVELOA   | We have a second se | original plot, subject to availability of land. Concerned person(s) shall have option choose from amongst these four modes of consideration of the state option of the    |
| -         |  | choose from amongst these <i>four</i> modes of consideration. The   |
| 1995      |  | choose from amongst these <u>four</u> modes of consideration. The option once cho shall be registered and shall be irrevocable.   |
|           |  |   |

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|           |   | Free Free  |
|-----------|---|--|
|           | Net area of URC shall be calculated Free Sale   | Net area of URC shall be calculated Free   |
|           | Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible users         | Net area of URC shall be calculated  |
|           |   |  |
|           | thereon.  | 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           |
| 14.8.9 i) |   | generation of URT, subject to fulfilment of following conditions, subject to the     |
| ,         |   | approval of HPC:-  |
|           |   | a) 100% in-situ rehabilitation:  |
|           |   | b) no dilution more than what is mentioned in Regulation No.14.8.7, in the area of   |
|           |   | development plan reservations.   |
|           | If an owner or group of owners or proposed co-op. Hsg. Society of occupants or              | 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,             | federation of occupants, either directly or through a Power of Attorney Holder,      |
|           | collectively owning more than 51% of the area of URC or a part thereof, come forward for    | collectively owning more than 51% of the area of URC or a part thereof, come         |
|           | implementation of URS as per the Detailed Plan prepared by the Commissioner for such        | forward for implementation of URS as per the Detailed Plan prepared by the           |
|           | URC, within 3 months of declaration of the detailed plans of URC, or within such            | Commissioner for such URC, within 3 months of declaration of the detailed plans of   |
|           | extended period as may be granted by the Commissioner, they may be selected as              | URC, or within such extended period as may be granted by the Commissioner, they      |
| 14.8.10   | Implementation Agency for implementation of URS on such URC. In such a case, an             | may be selected as Implementation Agency for implementation of URS on such URC.      |
| 14.0.10   | Infrastructural charges at the rate of 10% of construction cost as per prevailing ASR to be | In such a case the infrastructure should be developed by the Implementing Agency     |
|           | received by the Corporation. In case owners / stakeholders owning more than 51% of          | at their own cost, otherwise an Infrastructural charges at the rate of 10% of        |
|           | whole or part area of URS as mentioned above fail to come together, selection of an         | construction cost of buildings of rehab & free sale component (excluding             |
|           | implementation agency for the URS shall be done through a transparent bid process.          | infrastructure) 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.                                 |
|           | E-llowing new note is added below Pag. No. 14.8.20  | eres shan ee ashe anough a dansparent old process.                                   |
|           | Following new note is added below Reg. No.14.8.20   |  |
|           |   | of URC or for success of URC scheme, the decision can be taken at HPC level and      |
|           | subsequently should be communicated to the Government to incorporate such decision in       | this Regulation.   |

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(किशोर गोखले) अवर सचिव, महाराष्ट्र शासन

# NOTIFICATION

Government of Maharashtra Urban Development Department, Hydrabad House, Camp Office, Nagpur

Dated : 28/12/2022

The Maharashtra Regional & Town Planning Act, 1966

# No.TPS-1818/CR-236/18 (Part-4)/Sec.37(1AA)(c) & Sec.20(4)/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.236/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 02/12/2020 which has come into force from 03/12/2020, excluding area of Pune Metropolitan Region Development Authority and Regional Plan of Ratnagiri District;

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion 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 (hereinafter referred to as 'the said Notice') 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.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 respectively;

And whereas, the said Regulations published u/s.37(1AA) vide the said Notice has been sanctioned by the Government vide Notification No.TPS-1818/CR-236/18(Part-3)/ Sec.37(1AA)(c) & Sec.20(4)/UD-13, dated 12/10/2022, for the area of CIDCO as Planning Authority by virtue of New Town Development Authority;

And whereas, considering the representations received from Thane Municipal Corporation and some other Organisations with respect to difficulties in implementation of type of the provisions in the said Regulations, the Government is of opinion that, to remove such difficulties, it is necessary to modify some provisions of the said Regulations (hereinafter referred to as 'the said Modification');

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And whereas, in exercise of the powers conferred under section37(1AA)(a) and section 20(3) of the said Act, the Government in Urban Development Department has declared its intention regarding the said Modification and published a Notice No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 18/01/2022 to that effect, for inviting suggestions/objections from the general public, which appeared in the Maharashtra Government Gazette, Part-1-Central sub-division dated 27 Jan. - 03 Feb., 2022. Also concerned Divisional Joint Directors of Town Planning are appointed as an 'Officer' (hereinafter referred to as 'the said Officers') to hear the suggestions and objections which are received and also say of the respective Planning Authorities and submit their reports to 'the Government;

And whereas, the said Officers have submitted their reports to the Government after completing the legal procedure as contemplated under section 37(1AA) and 20(3) of the said Act, as the case may be;

And whereas, after considering the reports of the said Officers and after consulting the Director of Town Planning, Maharashtra State and after necessary enquires the Government is of the opinion that, the said Modifications needs to be sanction, with some changes;

Now therefore, in exercise of the powers conferred under section 37(AA)(c) and section 20(4) of the said Act, the Government hereby :-

- A) Sanctions the said Modification, with some changes, in the said sanctioned Unified Development Control and Promotion Regulations, as specifically mention in Schedule-A appended herewith.
- B) Fixes the date of publication of this Notification in Government Gazette as the date of coming into force of the said sanctioned Modification.

This Notification along with the schedule shall be available in the offices of all concerned Planning Authorities / Appropriate Authorities and all Divisional Offices and District Branch Offices of Town Planning and Valuation Department, all Collector Offices, all Zilla Parishad Offices for inspection of general public for a period of one month.

This notification of modification along with the schedule is made available on official Government website www.maharashtra.gov.in (Acts/Rules)

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



(Kishor Gokhale) Under Secretary, Government of Maharashtra

#### Schedule-A

# Accompaniment of Notification No.TPS-1818/CR.236/18(Part-4)/Sec.37(1AA)(c) & Sec.20(4)/Modification/UD-13, dated 19/12/2022

| Regulation<br>No.        |                               |   | Provision as   | Provision as per sanctioned UDCPR |             |          |                   |  |                         |                                    | Provision as per sanctioned Modification  |     |                     |     |                     |                                      |  |  |
|--------------------------|-------------------------------|---|--|-----------------------------------|-------------|----------|-------------------|--|-------------------------|------------------------------------|---|-----|---------------------|-----|---------------------|--------------------------------------|--|--|
| 4.8.1 (vi)               | may<br>Resid<br>amen<br>const | The land having area up to <b>0.20</b> hectare 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. |  |                                   |             |          |                   |  |                         |                                    | may be permitted to be used for Residential purpose or any other permissible use<br>Residential/Commercial Zone. The owner / developer shall provide either<br>amenity space in the form of open land or 5% built up space in the propo |     |                     |     |                     |                                      |  |  |
| 8.2.1<br>Table No.<br>8B | Sr.<br>No                     | Occupancy   | Size of tenement   |                                   | Parking Spa | ces Requ | uired             | Remarks  | Sr.<br>No               | Occupancy                          | Size of tenement  |     | Parking Spa         |     |                     | Remarks                              |  |  |
|                          |                               |   |  | Conge                             | sted Area   |          | Congested<br>Area |  |                         |                                    |   | C   | ongested<br>Area    | Non | Congested<br>Area   |                                      |  |  |
|                          |                               |   |  | Car                               | Scooter     | Car      | Scooter           |  |                         |                                    |   | Car |                     | Car | Two                 |                                      |  |  |
| DEVELO                   | 1                             | Residential<br>i) Multi-<br>Family<br>residential   | For every tenement<br>having carpet area<br>of 150 sq.m. and<br>above.                                   | 2                                 | 2           | 2        | 3                 | In addition<br>5% visitor<br>parking   | 5% visitor 1<br>parking | Residential<br>i) Multi-<br>Family | For every tenement<br>having carpet area of<br>150 sq.m. and above.   | 2   | Wheeler<br><u>1</u> | 2   | Wheeler<br><u>1</u> | In addition<br>5% visitor<br>parking |  |  |
|                          |                               | -   | For every tenement<br>having carpet area<br>equal to or above 80<br>sq.m. but less than                  | 1                                 | 2           | 1        | 3                 | In addition<br>5% visitor<br>parking<br>In addition<br>5% visitor<br>parking |                         | residential                        | For every tenement<br>having carpet area<br>equal to or above 80<br>sq.m. but less than<br>150 sq.m.  | 1   | <u>1</u>            | 1   | 1                   | In addition<br>5% visitor<br>parking |  |  |
|                          |                               |   | 150 sq.m.<br>For every two<br>tenements with<br>each tenement<br>having carpet area<br>equal to or above | 1                                 | 4           | 1        | . 5               |  |                         |                                    | For every two<br>tenements with each<br>tenement having<br>carpet area equal to<br>or above 40 sq.m. but<br>less than 80 sq.m.  | 1   | 2                   | 1   | 2                   | In addition<br>5% visitor<br>parking |  |  |
|                          | PEN                           |   | 40 sq.m. but less<br>than 80 sq.m.<br>For every two<br>tenements with                                    | 1                                 | 1           | 1        | 2                 | In addition<br>5% visitor  |                         |                                    | For every two<br>tenements with each<br>tenement having<br>carpet area less than  | 1   | 1                   | 1   | 2                   | In addition<br>5% visito<br>parking  |  |  |

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| 4   | Educational  | each tenement<br>having carpet area<br>less than 40 Sq.m.<br>but more than 30<br>sq.m.<br>For every two<br>tenements with<br>each tenement<br>having carpet area<br>less than 30 Sq.m. | 0   | 4         | 0         | 4         | parking<br>In addition<br>5% visitor<br>parking | 4                                | Educational<br>Schools and<br>the  | 40 Sq.m. but more<br>than 30 sq.m.<br>For every two<br>tenements with each<br>tenement having<br>carpet area less than<br>30 Sq.m.<br>For every 100 sq.m.<br>carpet area of the<br>administrative as | 0   | 2  | 0   | 2  | In addition<br>5% visitor<br>parking |
|---|--|--|---|-----------|-----------|-----------|---|----------------------------------|--|--|---|--|---|--|--------------------------------------|
| •   | Schools and<br>the<br>administra-<br>tive as well<br>as public<br>service areas<br>therein | For every 100 sq.m.<br>carpet area of the<br>administrative as<br>well as public<br>service area of the<br>school.   | 1   | 4         | 2         | 4         |   |                                  | administra-<br>tive as well<br>as public<br>service<br>areas therein                                     | well as public service<br>area of the school.<br>For every 3 class<br>rooms  | th.   | 4<br>5 two whe<br>ree class ro                     | oms.                                      |  |                                      |
| Inferein       For every 3 class       1       2         rooms       (mini 9       (mini 9          Bus)       Bus)       Bus)       Bus)         Note -       i) After calculating       rounded to next digit.         ii) In case of independent rounded to next digit.         iii) In the case of shops, need not be insisted. |  |  |   |           |           |           |   |                                  |  |  | <ol> <li><u>The number of mini bus</u><br/>parking shall be at the rate of<br/>1 bus for every 40 numbers of<br/>students for 50% strength of<br/>students may be provided at<br/>the option of owner /<br/>developer.</li> <li><u>Mini bus parking shall be</u><br/>permitted on playground<br/>except during school timings.</li> </ol> |  |   |  |                                      |
| v) M<br>v) Pa<br>hospi<br><sup>(1)</sup> Pa<br>or<br>If the<br>vi) Ir   | lechanical/Hyd<br>arking mòre t<br>ital, educationa<br>rking requirem                      | draulic / b<br>han 50% over and<br>al buildings, such cha<br>hent for<br>hission proposal<br>for additional  | e allowed<br>above<br>rges shal<br>such san | l to meet | the requi | lic semi- |   | iii) h<br>iv) M<br>v) Pa<br>hosp | ter calculating<br>case of indep<br>the case of sl<br>fechanical/Hy<br>arking more th<br>ital, education | endent<br>hops, bo<br>draulic / bo<br>han 50% over and ab-<br>al buildings, such chan<br>nent for  | and r<br>need<br>allo   | rounded to<br>naximum<br>not be insi<br>wed to mee | o next<br>18.0 s<br>sted.<br>et the<br>pu | digit.<br>q.m. built<br>requiremen<br>blic semi- |                                      |

| 14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.1 i)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.5 (v)       In case of demonstrable       in consultation with High Power Committee (H.P.C.)         14.8.5 (v)       No Provision       In Addition additio   |           |  | or<br>If the building permission proposal to the Authority free of cost.             |
|---|-----------|--|--|
| 14.8.1 i)       In case of demonstrable   |           |  | If the building permission proposal to the Automy nee of each                        |
| **Urban Renewal Scheme" (URS) means   |           |  |  |
| Image: State of the second state second state of the second state of the se |           |  | parking units required.  |
| "Urban Renewal Scheme" (URS) means  |           |  |  |
| renewal:-       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 Corporation / any Public Ale Planning Authority / Special Planning Authority, which is not contige proposed to be included in the URS, then the boundaries of such cluster committee (H.P.C.)         14.8.1 i)       In case of demonstrable  |           |  | for Two Wheeler parking.   |
| 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.)       However, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not bounded by roads, nall however, in specific cases, in which URS is not cluster and ball be used as mentioned in such URS.         14.8.1 i)       In case of demonstrable  |           |  |  |
| railway lines, then the boundary of the cluster can be decided/ finalised by Municipal<br>Commissioner, in consultation with High Power Committee (H.P.C.)       railway lines etc. and / or, areas of any vacant or encroached land situate<br>periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Corporation / any Public Au<br>Periphery of 400 mL belonging to Municipal Commissi<br>consultation with High Power Committee (H.P.C.).         14.8.1 i)       In case of demonstrable   |           |  |  |
| Commissioner, in consultation with High Power Committee (H.P.C.)       periphery of 400 mt. belonging to Municipal Corporation / any Public Autority, which is not config proposed to be included in the URS, then the boundaries of such cluster non-configuous area can be decided/ finalised the by Municipal Commissi consultation with High Power Committee (H.P.C.).         14.8.1 i)       In case of demonstrable  |           |  |  |
| 14.8.1 i)       In case of demonstrable   |           |  | railway lines etc. and / or, areas of any vacant or encroached land situated in      |
| 14.8.1 i)       In case of demonstrable   |           | Commissioner, in consultation with High Power Committee (H.P.C.) |  |
| 14.8.1 i)       In case of demonstrable   |           |  |  |
| 14.8.1 i)       In case of demonstrable   |           |  |  |
| In case of demonstrable       in consultation with         H.P.C.       However no forest land shall be included in such URS.         However no forest land shall be included in such URS.       However no forest land shall be included in such URS.         Provided that encode       In case of demonstrable         In case of demonstrable       In case of demonstrable         However no forest land shall be included in such URS.       Forest land may be included in such URS for clearance of encroachment of forest land with NOC of Forest Department. However after clearance         In case of demonstrable       In case of demonstrable         No Provision       14.8.5. v)         It.8.5 (v)       After consideration for land falling under URC to the person(s) having rights in land as per regulation No.14.8.4(iv)(c) is offered and provise rehabilitation all the eligible beneficiaries of the building(s) under URC is prime reduced veloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of the building(s) and thorized / buildings and slums entitled for rehabilitation tenement in URC who do not scheme willingly the following steps shall be taken:   |           |  |  |
| H.P.C.       with H.P.C.         However no forest land shall be included in such URS.       However no forest land shall be included in such URS. Provided that encu-<br>forest land may be included in such URS for clearance of encroachment of<br>forest land with NOC of Forest Department. However after cleara<br>encroachment, such forest land shall be used as mentioned in regulation In-<br>(g) with NOC of Forest Department.         No Provision       I4.8.5. v)-(New provision)<br>- After consideration for land falling under URC to the person(s) havin<br>rights in land as per regulation No.14.8.8(iv)(c) is offered and provis<br>rehabilitation all the eligible beneficiaries of the building(s) under URC is per<br>in redeveloped building(s) in URC area as per Regulation No.14.8.4.<br>- In respect of those eligible beneficiaries of authorized / unauthorized /<br>buildings and slums entitled for rehabilitation tenement in URC who do not<br>scheme willingly the following steps shall be taken:-<br>i) Provision for all of them shall be made in the rehabilitation componen   | 14.8.1 i) |  | consultation with High Power Committee (H.P.C.).                                     |
| H.P.C.       with H.P.C.         However no forest land shall be included in such URS.       However no forest land shall be included in such URS. Provided that encu-<br>forest land may be included in such URS for clearance of encroachment of<br>forest land with NOC of Forest Department. However after cleara<br>encroachment, such forest land shall be used as mentioned in regulation In-<br>(g) with NOC of Forest Department.         No Provision       I4.8.5. v)-(New provision)<br>- After consideration for land falling under URC to the person(s) havin<br>rights in land as per regulation No.14.8.8(iv)(c) is offered and provis<br>rehabilitation all the eligible beneficiaries of the building(s) under URC is per<br>in redeveloped building(s) in URC area as per Regulation No.14.8.4.<br>- In respect of those eligible beneficiaries of authorized /<br>buildings and slums entitled for rehabilitation tenement in URC who do not<br>scheme willingly the following steps shall be taken:-<br>i) Provision for all of them shall be made in the rehabilitation componen  |           | In case of demonstrable in consultation with                     | In case of demonstrable in consultat   |
| Associate of the formation of the person  |           |  |  |
| forest land with NOC of Forest Department. However after clearad encroachment, such forest land shall be used as mentioned in regulation 1. (g) with NOC of Forest Department.         No Provision         14.8.5 (v)         No. Provision         14.8.5 (v)   |           | However no forest land shall be included in such URS.            | However no forest land shall be included in such URS. Provided that encroaci         |
| encroachment, such forest land shall be used as mentioned in regulation 1.         (g) with NOC of Forest Department.         I4.8.5. v)-(New provision)         After consideration for land falling under URC to the person(s) havin         rights in land as per regulation No.14.8.8(iv)(c) is offered and provis         rehabilitation all the eligible beneficiaries of the building(s) under URC is per         in redeveloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of authorized / unauthorized /         buildings and slums entitled for rehabilitation tenement in URC who do not         scheme willingly the following steps shall be taken:         i) Provision for all of them shall be made in the rehabilitation componen  |           |  | forest land may be included in such URS for clearance of encroachment on su          |
| (g) with NOC of Forest Department.         (g) with NOC of Forest Department.         14.8.5. v)-(New provision)         After consideration for land falling under URC to the person(s) havin rights in land as per regulation No.14.8.8(iv)(c) is offered and provis rehabilitation all the eligible beneficiaries of the building(s) under URC is per in redeveloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of authorized / unauthorized / buildings and slums entitled for rehabilitation tenement in URC who do not scheme willingly the following steps shall be taken:-         i) Provision for all of them shall be made in the rehabilitation componen   |           |  | forest land with NOC of Forest Department. However after clearance                   |
| No Provision       14.8.5. v)-(New provision)<br>After consideration for land falling under URC to the person(s) havin<br>rights in land as per regulation No.14.8.8(iv)(c) is offered and provis<br>rehabilitation all the eligible beneficiaries of the building(s) under URC is per<br>in redeveloped building(s) in URC area as per Regulation No.14.8.4.<br>In respect of those eligible beneficiaries of authorized / unauthorized /<br>buildings and slums entitled for rehabilitation tenement in URC who do not<br>scheme willingly the following steps shall be taken:-<br>i) Provision for all of them shall be made in the rehabilitation componen  |           |  | encroachment, such forest land shall be used as mentioned in regulation 14.8.7       |
| After consideration for land falling under URC to the person(s) havin         rights in land as per regulation No.14.8.8(iv)(c) is offered and provis         rehabilitation all the eligible beneficiaries of the building(s) under URC is per         in redeveloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of authorized / unauthorized /         buildings and slums entitled for rehabilitation tenement in URC who do not per         scheme willingly the following steps shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component   |           |  | (g) with NOC of Forest Department.   |
| rights in land as per regulation No.14.8.8(iv)(c) is offered and provis         rehabilitation all the eligible beneficiaries of the building(s) under URC is print redeveloped building(s) in URC area as per Regulation No.14.8.4.         14.8.5 (v)         In respect of those eligible beneficiaries of authorized / unauthorized / buildings and slums entitled for rehabilitation tenement in URC who do not for all of them shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component  |           | No Provision   | <u>14.8.5. v)–(New provision)</u>  |
| rehabilitation all the eligible beneficiaries of the building(s) under URC is print redeveloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of authorized / unauthorized / unauthorized / buildings and slums entitled for rehabilitation tenement in URC who do not for the shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component  |           |  | After consideration for land falling under URC to the person(s) having le            |
| in redeveloped building(s) in URC area as per Regulation No.14.8.4.         In respect of those eligible beneficiaries of authorized / unauthorized /         buildings and slums entitled for rehabilitation tenement in URC who do not         scheme willingly the following steps shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component   |           |  | rights in land as per regulation No.14.8.8(iv)(c) is offered and provision           |
| 4.8.5 (v)       In respect of those eligible beneficiaries of authorized / unauthorized /         buildings and slums entitled for rehabilitation tenement in URC who do not scheme willingly the following steps shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component   |           |  | rehabilitation all the eligible beneficiaries of the building(s) under URC is propos |
| In respect of those eligible beneficiaries of authorized / unauthorized /         buildings and slums entitled for rehabilitation tenement in URC who do not y         scheme willingly the following steps shall be taken:-         i) Provision for all of them shall be made in the rehabilitation component   | 495(      |  | in redeveloped building(s) in URC area as per Regulation No.14.8.4.                  |
| scheme willingly the following steps shall be taken:-<br>i) Provision for all of them shall be made in the rehabilitation component   | 4.8.5 (V) |  | In respect of those eligible beneficiaries of authorized / unauthorized / ille       |
| i) Provision for all of them shall be made in the rehabilitation component  |           |  | buildings and slums entitled for rehabilitation tenement in URC who do not join      |
|   |           |  | scheme willingly the following steps shall be taken:-                                |
| sahama  | DEVELO    | PMEN   | i) Provision for all of them shall be made in the rehabilitation component of        |
| scheme.   | 2 Call    |  | <u>scheme.</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.  |
|            |  | iii) The transit tenement that would be allotted to them would also be indicated         |
|            |  | along with those who have joined the scheme.   |
|            |  | 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. &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      |
| 1          |  | scheme willingly.  |
|            |  | 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.                         |
|            |  | 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 to be disposed off as per MMC Act or as per                 |
|            |  | guidelines issued by the Government from time to time and used for the purpose of        |
|            |  | accommodating Project Affected Persons and other beneficiaries etc. who cannot           |
|            | Consideration for any land accessed to 1 and 1 a | be accommodated in-situ.   |
|            | 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   | , and the to be proceeded for order shall be entited in terms of                         |
|            | land, as calculated in Regulation No. 14.8.8 (iv) (b) above as per ASR, along  | payment due for entitled area collectively against that parcel of land, as calculated in |
| -          | with 100% solatium, as applicable for the year of possession, along with   | Regulation No.14.8.8 (iv) (b) above as per ASR, along with 100% solatium, as             |
|            | 12% annual simple interest from date of possession to date of payment, or  | applicable for the year of possession, along with 12% annual simple interest from        |
| 14.8.8 iv) | in terms of TDR equivalent to the entitled area as per TDR Regulation  | date of possession to date of payment, or in terms of TDR equivalent to the entitled     |
| c) i)      | No.11.2 or in terms of equivalent area constructed in URS. Concerned   | area as per IDR Regulation No.11.2, or in terms of equivalent area constructed in        |
|            | person(s) shall have option to choose from amongst these three modes of  | ons, or in terms of developed free sale vacant plot of area cauge to 50% of antich       |
|            | consideration The option once shares 1 11 1  | area culculated as per clause (i), (ii), (iii) and (iv) of Pergulation No. 14.9.9. (i)   |
|            | irrevocable.   | were, with base FSI 0/ 1.1 in the same URC fronting on same need it.                     |
| DEVELOP    |  |  |
| E Cara     |  | modes of consideration The   |
|            |  | shall be registered and shall be irrevocable.  |
| 1 Cast     | JAII Re  |  |
| सत्यभव नयत | )*//~~~  | j.   |
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|             |   | East Contract of the second seco |
|-------------|---|--|
|             | Net area of URC shall be calculated Free Sale   | Net area of URC shall be calculatedFree  |
| . · · · · · | Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible users         | Sale Plots shall be deemed to belong to C1/C2 Zone for the purposes of permissible   |
|             | thereon.  | users thereon.   |
|             |   | Provided that, in exceptional cases, the above percentage of free sale plot may  |
| 14.8.9 i)   |   | further be enhanced beyond 50% in order to make scheme viable and minimize   |
| 14.0.7 1)   | · · ·   | generation of URT, subject to fulfilment of following conditions, subject to the   |
|             |   | approval of HPC:-  |
|             |   | a) 100% in-situ rehabilitation;  |
|             |   | b) no dilution more than what is mentioned in Regulation No.14.8.7, in the area of   |
|             |   | development plan reservations.   |
|             | If an owner or group of owners or proposed co-op. Hsg. Society of occupants or              | 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,             | federation of occupants, either directly or through a Power of Attorney Holder,  |
|             | collectively owning more than 51% of the area of URC or a part thereof, come forward for    | collectively owning more than 51% of the area of URC or a part thereof, come   |
|             | implementation of URS as per the Detailed Plan prepared by the Commissioner for such        | forward for implementation of URS as per the Detailed Plan prepared by the   |
|             | URC, within 3 months of declaration of the detailed plans of URC, or within such            | Commissioner for such URC, within 3 months of declaration of the detailed plans of   |
|             | extended period as may be granted by the Commissioner, they may be selected as              | URC, or within such extended period as may be granted by the Commissioner, they  |
| 14.8.10     | Implementation Agency for implementation of URS on such URC. In such a case, an             | may be selected as Implementation Agency for implementation of URS on such URC.  |
|             | Infrastructural charges at the rate of 10% of construction cost as per prevailing ASR to be | In such a case <u>the infrastructure should be developed by the Implementing Agency</u>  |
|             | received by the Corporation. In case owners / stakeholders owning more than 51% of          | at their own cost, otherwise an Infrastructural charges at the rate of 10% of  |
|             | whole or part area of URS as mentioned above fail to come together, selection of an         | construction cost of buildings of rehab & free sale component (excluding   |
|             | implementation agency for the URS shall be done through a transparent bid process.          | infrastructure) 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.   |
|             | Following new note is added below Reg. No.14.8.20   | one shan be done unbugn a transparent old process.   |
|             | Foot Note – If any correction / changes are needed in URS Regulation for the benefit        | of UPC or for success of UPC scheme the desistance is the  |
|             | subsequently should be communicated to the Government to incorporate such decision in       | of one of for success of UKC scheme, the decision can be taken at HPC level and  |
|             | subsequently should be communicated to the Government to incorporate such decision in       | i inis Kegulallon.   |



(Kishor Gokhale) Under Secretary to Government