**महाराष्ट्र शासन**
**नगर विकास विभाग,**
**४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई-३२**
**दिनांक : ३० ऑक्टोंबर,२०१७.**

# अधिसूचना

**महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम**

**शासन निर्णय क्र.रामं/टिपीएस-१९१४/९५/प्र.क्र.२८०/१६/वियो/नवि-१२:**-ज्याअर्थी, राज्यातील सर्व अ, ब व क वर्ग नगरपरिषदा व नगर पंचायती, ज्यांच्या क्षेत्रासाठी शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख चउक्त अधिनियमछ असा करण्यात आला आहे) च्या कलम ३१(१) अन्वये वेळोवेळीच्या अधिसूचनांद्वारे (यापुढे ज्यांचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) विकास योजनांना मंजूरी दिली असून, उक्त अधिसूचनांमध्ये विहीत केलेल्या दिनांकापासून विकास योजना अंमलात आलेल्या आहेत;

आणि ज्याअर्थी, राज्यातील विविध नगरपरिषदांच्या व नगर पंचायतींच्या विकास योजनांच्या बाबतीत शासनाने महाराष्ट्र राज्यातील नगरपरिषदा/नगर पंचायती क्षेत्राकरिताची प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावली शासन अधिसूचना क्र.TPS No.१८१२/१५७/C.R.७१/१२, Reconstruction No.३४/१२/DP/UD-१३, दि.२१/११/२०१३ अन्वये (यापुढे जिचा उल्लेख चउक्त नियमावलीछ असा करण्यात आला आहे) लागू केली आहे;

आणि ज्याअर्थी उक्त नियमावलीतील विनियम क्र.२३ मध्ये जनहिताच्या दृष्टीने सुधारणा करण्यासाठी फेरबदल करणे व त्याकरिता उक्त अधिनियमाच्या कलम ३७, पोटकलम (१कक) मधील तरतूदीनुसार उक्त नियमावली सुधारीत करणे आवश्यक आहे, असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख चप्रस्तावित फेरबदलछ असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ मधील उप-कलम (१कक) अन्वये प्रस्तावित फेरबदलासंदर्भात शासनाच्या नगर विकास विभागाने क्र.रामं/टिपीएस-१९१४/९५/ प्र.क्र.२८०/१६/वियो/नवि-१२,दि.२९ सप्टेंबर, २०१६ अन्वये आम जनतेच्या हरकती/सूचना मागविण्यासाठीची सूचना (नोटीस) महाराष्ट्र शासन राजपत्र भाग-१ मध्य उप विभागमध्ये पृ.क्र. ३१ ते ३४ वर, दि. २० ते २६ ऑक्टोंबर, २०१६ रोजी प्रसिध्द केली आहे आणि विहीत मुदतीत प्राप्त होणा-या सूचना/हरकतीवर संबंधिताना सुनावणी देऊन शासनास अहवाल सादर करण्याकरीता संबंधित विभागाच्या सहसंचालकांची अधिकारी (यापुढे ज्यांचा उल्लेख चउक्त अधिकारीछ असा करण्यात आला आहे.) म्हणून नियुक्ती केली आहे. सदर सुचनेबाबतचे शुध्दीपत्रक दि.४/२/२०१७ अन्वये निर्गमित केले असून शुध्दीपत्रक महाराष्ट्र शासन राजपत्र भाग-१ मध्य उपविभाग मध्ये पृ.क्र. २ वर दि.१६ ते २२ फेब्रुवारी, २०१७ रोजी प्रसिध्द केले आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांचा सादर अहवाल विचारात घेऊन आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३७ चे उपकलम (१कक) (सी) व त्या अनुषंगाने प्राप्त अधिकारात शासन प्रस्तावित फेरबदलास या अधिसूचनेसोबत जोडलेल्या “अनुसूची ब” मध्ये नमूद केल्यानुसार अंतिम मंजूरी देत आहे.

**०२.** सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल.

**०३.** सदर अधिसूचनेतील मंजूर फेरबदल एक महिन्याच्या कालावधीकरीता नागरीकांच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहतील.

(i) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.
(ii) विभागीय सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/नागपूर/औरंगाबाद/अमरावती.
(iii) सहायक संचालक, नगर रचना/ नगर रचनाकार, संबंधित जिल्हा शाखा कार्यालय.

सदरहू अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाइटवर उपलब्ध राहील.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,**

Ashok Kashirao Khandekar

Digitally signed by Ashok Kashirao Khandekar
DN: c=IN, o=Government Of Maharashtra, ou=Urban Development Department, postalCode=400032, st=Maharashtra, 2.5.4.20=0b35a0c4376224197af94647ad5d3746f35b5e2e6390afc4df35bfbb6227e873, serialNumber=f69156eb95826e5c31059dc88011664594ccaec5850de17bf3f059ea7f209a75, cn=Ashok Kashirao Khandekar
Date: 2017.11.03 16:13:16 +05'30'

**(अशोक का. खांडेकर)**
**कार्यासन अधिकारी, महाराष्ट्र शासन**

# अनुसुची-बी

**Accompaniment to the Government in Urban Development Department Notification bearing No.RM/TPS -1914/95/CR-280/16/DP/UD-12,**

**dated 30/10/2017.**

**Sanctioned modification to the Regulation No. 23 of the Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra State.**

| Existing Provision | Modified Sanctioned Provision |
|---|---|
| **Regulation No. 23 General :**<br>Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply. | **Regulation No. 23 General :**<br>Following regulations shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area except FSI shall apply. FSI in such cases shall be as per Regulation No. 23.1.1<br>However, for the purposes of allowing FSI and users, the width of road for deciding R1 and R2 shall be as mentioned in Regulation no.22.1 & 22.2 |

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**Government of Maharashtra**
**Urban Development Department,**
**4th Floor, Main Building, Mantralaya, Mumbai-32.**
**Date :- 30th October, 2017.**

## NOTIFICATION

**Maharashtra Regional and Town Planning Act, 1966**

**No.RM/TPS-1914/95/CR-280/16/DP/UD-12** :- Whereas, the Government of Maharashtra has sanctioned the Final Development Plans of all A,B and C class Municipal Councils and Nagar Panchayats in the State of Maharashtra under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide various Notifications (hereinafter referred to as "the said Notifications") issued from time to time and come into force, with effect from the dates as stipulated under the said Notifications and are in force;

And whereas, the "Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra" (hereinafter referred to as "the said DCPR") are made applicable vide Notification No. TPS-1812/157/C.R.71/12, Reconstruction No.34/12/DP/UD-13, dt. 21/11/2013 by the State Government, in respect of the Development Plan for various Municipal Councils and Nagar Panchayats in the State;

And whereas, the Government of Maharashtra is of the opinion that in the public interest, it is necessary to modify the Regulation No. 23 of the said DCPR and accordingly to modify the said Regulation of the said DCPR under the provisions of sub-section (1AA) of section 37 of the said Act, (hereinafter referred to as "the proposed modification");

And whereas, the Notice regarding the proposed modification was published under sub section (1AA) of the section 37 of the said Act, inviting suggestions/objections from the general public vide Urban Development Department Notice No.RM/TPS-1914/95/C.R.-280/16/DP/UD-12, dated 29th September, 2016, which was published in Maharashtra Government Gazette , Part -1, Central , sub-section dated 20 to 26 October, 2016 on Page No. 31 to 33 and concerned Joint Directors of Town Planning were appointed as the officers (hereinafter referred to as "the said officers") to hear the suggestions/objection in respect of proposed modification received within the stipulted period and submit their report to the Government A corrigendum to the said notice was published in Maharashtra Government Gazette -part-1 Central sub section dated 16 to 22 February, 2017 on page No.2.

And whereas, after considering the report submitted by the said officers and consulting the Director of Town Planning , Maharashtra State, Pune the Government is of the opinion that it is necessary to sanction the proposed modification with some changes.

Now, therefore, in exercise of the powers conferrred under sub-section(1AA)(c) of the said Act the Government Sanctions the proposed modification with some changes annexed as ‘Annexure- B’ herewith.

02. This notification shall come into force from its date of publication in Maharashtra Government Gazzatte.

03. The copy of sanctioned Modification shall be kept open for inspection by the general public in the offices of the following officers for the period of one month.

(i) Office of the Director of Town Planning, Central Building, Pune-411001.

(ii) Office of the Joint Director of Town Planning, Pune/Konkan/Nashik/Nagpur/ Aurangabad/Amravati Division.

(iii) Office of the Assistant Director of Town Planning/Town Planner District Branch office.

04. This Notification shall also be published on the Government website (कायदे व नियम) www.maharashtra.gov.in

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

Ashok Kashirao Khandekar

Digitally signed by Ashok Kashirao Khandekar
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**(Ashok K. Khandekar)**

**Section Officer to Government**

# Annexure-B

**Accompaniment to the Government in Urban Development Department Notification bearing No.RM/TPS -1914/95/CR-280/16/DP/UD-12,**

**dated 30/10/2017.**

**Sanctioned modification to the Regulation No. 23 of the Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra State.**

| Existing Provision | Modified Sanctioned Provision |
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| **Regulation No. 23 General :**<br>Following regulations for congested area shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area shall apply. | **Regulation No. 23 General :**<br>Following regulations shall be applicable for the lands included in congested area as shown on the plan. For the areas outside congested area in the development plan, regulation for outside-congested area shall apply. However, in congested area, if the original land holding is more than 0.40 Hect., then regulations of non-congested area except FSI shall apply. FSI in such cases shall be as per Regulation No. 23.1.1<br>However, for the purposes of allowing FSI and users, the width of road for deciding R1 and R2 shall be as mentioned in Regulation no.22.1 & 22.2 |

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