

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

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्र.रामं/टिपीएस-१९१४/९५/प्र.क्र.२८०/१६/प्रायो/नवि-१२:- ज्याअर्थी, शासनाच्या नगर विकास विभागाने, वेळोवेळी विविध प्रदेशांसाठीच्या प्रादेशिक योजनांना (यापुढे ज्यांचा उल्लेख “उक्त प्रादेशिक योजना” असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) च्या कलम १५ अन्वये वेळोवेळीच्या अधिसूचनांद्वारे (यापुढे ज्याचा उल्लेख “उक्त अधिसूचना” असा करण्यात आला आहे) मंजूरी दिली असून, उक्त प्रादेशिक योजना ह्या उक्त अधिसूचनांमध्ये विहित केलेल्या दिनांकापासून अंमलात आलेल्या आहेत;

आणि ज्याअर्थी, सोबतच्या अनुसूची-अ मध्ये नमूद केलेल्या विविध प्रादेशिक योजनांच्या बाबतीत शासनाने “महाराष्ट्र राज्यातील प्रादेशिक योजना क्षेत्रांकरिताची प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावली” अधिसूचना क्र. TPS-1812/157/C.R.71/12, Reconstruction No.34/12/RP/ UD-13, दि.२१/११/२०१३ अन्वये (यापुढे जिचा उल्लेख “उक्त नियमावली” असा करण्यात आला आहे) लागू केली आहे;

आणि ज्याअर्थी, उक्त नियमावलीतील विनियम क्र. २३ मध्ये सुधारणा करण्यासाठी फेरबदल करणे व त्याकरिता उक्त अधिनियमाच्या कलम २०(२) मधील तरतुदीनुसार उक्त नियमावली सुधारित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २० चे पोटकलम (३) मधील तरतुदीनुसार सुचनेसोबतच्या अनुसूची ‘ब’ मध्ये नमूद केल्यानुसार प्रस्तावित फेरबदला संदर्भात शासनाच्या नगर विकास विभागाने क्र. रामं-टिपीएस-१९१४/९५/प्र.क्र.२८०/१६/प्रा.यो./नवि-१२, दि.२९/९/२०१६ अन्वये सर्वसामान्य नागरीकांच्या हरकती/सूचना मागविण्यासाठीची सूचना (नोटीस) महाराष्ट्र शासन राजपत्रात भाग-१, मध्य उपविभाग, पृ.क्र. ८ ते ११ वर, दि.२७ ऑक्टोबर ते २ नोव्हेंबर, २०१६ रोजी प्रसिध्द केली आहे आणि विहित मुदतीत प्राप्त होणा-या सूचना/हरकतींवर संबंधितांना सुनावणी देऊन शासनास अहवाल सादर करण्याकरीता संबंधित विभागाच्या सहसंचालकांची अधिकारी(यापुढे ज्यांचा उल्लेख “उक्त अधिकारी” असा करण्यात आला आहे.) म्हणून नियुक्ती केली आहे;

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

आणि त्याअर्थी, आता उक्त अधिनियमाच्या कलम २० चे पोटकलम (४) व त्या अनुषंगाने प्राप्त अधिकारात शासन सोबतच्या अनुसूची “अ” मध्ये नमूद प्रादेशिक योजनांकरीता या अधिसूचनेसोबतच्या अनुसूची “ब” मध्ये नमूद केल्यानुसार फेरबदलास अंतिम मंजूरी देत आहे;

०२. सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल.
०३. उक्त मंजूर फेरबदल दोन महिन्यांच्या कालावधीसाठी नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयांत उपलब्ध राहिल :-
- (i) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.
- (ii) विभागीय सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/नागपूर/औरंगाबाद/अमरावती.
- (iii) जिल्हाधिकारी, संबंधित जिल्हे.
०४. सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाइटवर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(अशोक का. खांडेकर)

कार्यासन अधिकारी, महाराष्ट्र शासन

अनुसूची-अ

(शासनाच्या नगरविकास विभागाकडील अधिसूचना क्र.रामं/टिपीएस-१९१४/९५/प्र.क्र.२८०/१६/प्रायो/ नवि-१२, दि.३०/१०/२०१७)

अ.क्र.	मंजूर प्रादेशिक योजनेचे नाव
१	पुणे प्रदेश
२	कोल्हापूर-इचलकरंजी प्रदेश
३	सांगली-मिरज प्रदेश
४	नागपूर प्रदेश
५	चंद्रपूर-बल्लारपूर प्रदेश
६	नाशिक प्रदेश
७	अहमदनगर प्रदेश
८	जळगाव-भुसावळ प्रदेश
९	औरंगाबाद-जालना प्रदेश
१०	औरंगाबाद प्रदेश
११	अमरावती प्रदेश
१२	रत्नागिरी-सिंधुदुर्ग प्रदेश
१३	रायगड प्रदेश
१४	मुंबई महानगर प्रदेश
१५	अकोला-वाशीम प्रदेश

अनुसूची-ब

**Accompaniment to the Government in Urban Development Department
Notification bearing No.RM/TPS -1914/95/CR-280/16/RP/UD-12,
dated 30/10/2017.**

**Sanctioned modification to the Regulation No. 23 of the Standardised
Development Control and Promotion Regulations for Regional Plan areas in
Maharashtra.**

Existing Provision	Modified Sanctioned Provision
<p>Regulation No. 23 General :</p> <p>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.</p>	<p>Regulation No. 23 General :</p> <p>Following regulations shall be applicable for the lands included in congested/Gaothan area as shown on village plan by Revenue Department. For the areas outside congested/Gaothan area in the Regional plan, regulation for outside-congested area shall apply. However, in congested/ Gaothan 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.</p> <p>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</p>

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

NOTIFICATION

No.RM/TPS -1914/95/CR-280/16/RP/UD-12 :- Whereas, the Government in Urban Development Department has sanctioned the Regional Plans for various Regions (hereinafter referred to as “the said Regional Plans”) under Section 15 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”) from time to time which have come into force, with effect from the dates as stipulated under the said Notifications;

And whereas, the “Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra” (hereinafter referred to as “the said DCPR”) are made applicable by the State Government vide notification No. TPS-1812/157/C.R.71/12, Reconstruction No.34/12/RP/UD-13, dt. 21/11/2013 in respect of the various Regional Plans as mentioned in Annexure-A appended hereto;

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 Regulations of DCPR as per the provisions of Section 20(2) of the said Act (hereinafter referred to as “the proposed modification”);

And whereas, the notice regarding the Proposed Modification was issued under-section (3) of the section 20 of the said Act, for inviting suggestions/objections from the general public vide Urban Development Department Notice No. RM/TPS-1914/95/C.R.-280/16/RP/UD-12, dated 29th September, 2016, which was published in Maharashtra Government Gazette, Part-1, Central Sub-Section, dated 27 October to 2 November, 2016 on page No.8 to 11 and concerned Divisional Joint Directors of Town Planning were appointed as the officers (hereinafter referred to as “the said officers”) to hear the suggestions/objections in respect of the proposed modification received within the stipulated period and to submit their report to the Government;

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 conferred under sub-section (4) of section 20 of said Act, the Government hereby finally sanctions the proposed modification with some changes annexed as Annexure-B for the regional plans mentioned in Annexure-A.

02. This Notification shall come into force from the date of its publications in the Maharashtra Government Gazette.

03. The sanctioned modification shall be kept for inspection of the general public during office hours on all working days at the following offices for the period of two months.

- (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) The Collector of the concerned district.

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 K. Khandekar)
Section Officer to Government

Annexure – A

**Accompaniment to the Government in Urban Development Department Notice bearing
No.RM/TPS-1914/95/CR-280/16/RP/UD-12, dated 30/10/2017.**

Sr.No.	Name of sanctioned Regional Plans
1.	Pune Region
2.	Kolhapur-Ichalkaranji Region
3.	Sangli-Miraj Region
4.	Nagpur Region
5.	Chandrapur-Ballarpur Region
6.	Nashik Region
7.	Ahmednagar Region
8.	Jalgaon-Bhusaval Region
9.	Aurangabad-Jalna Region
10.	Aurangabad Region
11.	Amravati Region
12.	Ratnagiri-Sindhudurg Region
13.	Raigad Region
14.	Mumbai Metropolitan Region
15.	Akola-Washim Region

Annexure-B

**Accompaniment to the Government in Urban Development Department
Notification bearing No.RM/TPS -1914/95/CR-280/16/RP/UD-12,
dated 30/10/2017.**

**Sanctioned modification to the Regulation No. 23 of the Standardised
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