

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीतील काही तरतुदींच्या प्रभावी
अंमलबजावणीमध्ये येणाऱ्या अडचणीबाबत
सुधारणा करणेसंदर्भात विनियम १.१० अन्वये
मंजूर नियमावलीस शुध्दीपत्रक / पूरकपत्र.

शुध्दीपत्रक / पूरकपत्र

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

दिनांक : ०२/१२/२०२१

शासन निर्णय क्र.टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३, दिनांक : ०२/१२/२०२१

वाचा :- शासन निर्णय क्रमांक :

- १) टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३,
दिनांक ०२.१२.२०२०
- २) टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो. व प्रायो./ कलम ३७(१कक)(ग) व कलम
२०(४)/शुध्दीपत्रक/नवि-१३, दि.०९.१२.२०२०
- ३) टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)(भाग-१)/
पूरकपत्र/नवि-१३, दि.१४.०१.२०२१
- ४) टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-१)/पूरकपत्र/नवि-१३, दि.२३.०६.२०२१
- ५) टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-१)/पूरकपत्र/नवि-१३, दि.०८.१०.२०२१
- ६) टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/पूरकपत्र/नवि-१३, दि.२७.१०.२०२१

शासन निर्णय :- सोबतचे शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये
राज्यस्तरावर प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(Handwritten Signature)
(नरेश्वर र. शिंदे)

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

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
/- सदरचे शुध्दीपत्रक / पूरकपत्र नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.
- 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) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ९) सर्व नवनगर विकास प्राधिकरणे.
- १०) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- ११) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १२) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १३) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
/- त्यांना विनंती करण्यात येते की, सोबतचे शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १५) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
/- सोबतचे शुध्दीपत्रक / पूरकपत्र या विभागाच्या संकेतस्थळावर प्रसिध्द करावे.
- १६) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
/- सदरचे शुध्दीपत्रक / पूरकपत्र शासनाच्या संकेतस्थळावर प्रसिध्द करावे.
- १७) निवडनस्ती, कार्यासन (नवि-१३).



अधिसूचना
(शुध्दीपत्रक / पूरकपत्र)
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक ०२/१२/२०२१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्र.टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३ :-

ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे / विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू 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 तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो.व प्रायो./कलम ३७(१कक) (ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आलेला 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 लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/ नवि-१३, दि.०२/१२/२०२० अन्वये निदेश दिलेले आहेत;

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



आणि ज्याअर्थी, उक्त नियमावलीतील काही तरतुदींची अंमलबजावणी करण्यासंदर्भात येणाऱ्या अडचणींच्या अनुषंगाने व्यवहार्यता तपासून अशा तरतुदींचे पुनरावलोकन करून त्यानुसार अडचणींचे निराकरण होण्याच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत शासनाच्या अन्य विभागांकडून, नियोजन प्राधिकरणांकडून तसेच अन्य काही संस्थांकडून निवेदने प्राप्त झाली आहेत;

आणि ज्याअर्थी, उक्त विविध निवेदने विचारात घेता आणि जनहिताच्या दृष्टीने, उक्त नियमावलीची प्रभावी अंमलबजावणी होण्यासाठी उक्त नियमावलीतील काही तरतुदीबाबत स्पष्टीकरण अथवा सुधारणा करणे आवश्यक असल्याचे आणि या अनुषंगाने उक्त नियमावलीतील विनियम क्र.१.१० नुसार उक्त नियमावलीस शुध्दीपत्रक / पूरकपत्र निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त नियमावलीतील विनियम क्र.१.१० नुसार प्राप्त अधिकारात शासन याद्वारे उक्त नियमावलीस, यासोबत जोडलेल्या परिशिष्ट-अ-१ मध्ये नमूद केल्यानुसार शुध्दीपत्रक / पूरकपत्र निर्गमित करून सुधारणा करित आहे.

०२. या शुध्दीपत्रकातील / पूरकपत्रातील तरतुदी सदर शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याचा दिनांकापासून अंमलात येतील.

०३. सदर शुध्दीपत्रक / पूरकपत्र, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगर रचना आणि मूल्यनिर्धारण विभागाची जिल्हा कार्यालये या कार्यालयांमध्ये उपलब्ध राहिल.

सदर शुध्दीपत्रक / पूरकपत्र शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



(Handwritten signature)

(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

परिशिष्ट अ-१

शासन नगर विकास विभाग अधिसूचना क्र.टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३, दिनांक : ०२/१२/२०२१ सोबतचे सहपत्र
एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.१.१० अन्वये शुध्दीपत्रक/पूरकपत्र

Sr. No.	Regulation No. in Sanctioned UDCPR	Instead of	Read As
1	2.7.1	3	4
		Commencement The commencement certificate/ development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be ----- which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging fees at the rate of 1/3 of amount as per regulation no. 2.2.12 per year , but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.	Commencement The commencement certificate/ development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be ----- which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging fees at the rate of 1/3 of amount as per regulation no. 2.2.12 per year , but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/ development permission.
2	2.14	OFFENCES AND PENALTIES i) Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :- (c) where such person is a Licensed Engineer/ Structural Engineer/Town Planner/Supervisor, be subject to suitable action against him which may include cancellation of license and debarring him from further practice/business for a period as may be decided by the Authority;	OFFENCES AND PENALTIES i) Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :- (c) where such person is a Licensed Engineer/ Structural Engineer/Town Planner/Supervisor, be subject to suitable action against him which may include cancellation of license and debarring him from further practice/business for a period as may be decided by the Authority. <u>There upon such Licensed Engineer/ Structural Engineer/ Town Planner/ Supervisor shall be considered debarred for respective district.</u>
3	Table No. 6G Note - ix)	Table No. 6G Note ix) Basic FSI for unauthorisedly subdivided plots having area up to 0.4 ha shall be 0.75 and the values of Column No. 3 to 9 shall vary proportionately. This provision shall be subject to provisions in Regulation No.3.4.1 (i) (a) and (c) wherein plot shall be entitled for full potential.	Table No. 6G Note ix) Basic FSI and premium FSI for unauthorisedly subdivided plots having area up to 0.4 ha. shall be 75% of the quantum mentioned in column number 3, 4 & 7 and the TDR shall be to the extent of 50% of the quantum mentioned in column no.5 & 8 This provision shall be subject to provisions in Regulation No.3.4.1 (i) (a) and (c) wherein plot shall be entitled for full potential.
4	6.8 (i)	Exclusion of Structures / Projections for FSI Calculation - Structures/Projections/features/ornamental projection of glass facade permitted in marginal open spaces as mentioned in Regulation No.6.7 (a), (c), (d), (e), (f) (iii), (g), (j), (k).	(i) Exclusion of Structures / Projections for FSI Calculation Structures/ Projections/features/ ornamental projection of glass facade permitted in marginal open spaces as mentioned in Regulation No.6.7 (a), (c), (d), (e), (f) (iii), (g), (j), (k).
5	8.2.1	Off-street Parking Requirement Table No. 8B - Parking Requirements Note - vi) Nil	Off-street Parking Requirement Table No. 8B - Parking Requirements Note - vi) <u>In case of plan for additional built-up area on existing building and where existing built-up is to be retained as per earlier sanction - off-street parking requirement (number of units)</u>



11	Appendix -G	<p>Form for Completion Certificate</p> <p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part-----, The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>	<p>Form for Completion Certificate</p> <p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part-----, The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>All premium charges which are permitted to be paid in instalments with interest as per Regulation No. 2.2.14 are fully paid.</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>
12	4.27 (2) & (4)	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.24(5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No.4.24(5) (a) (b) (c), parking may be -----</p>	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.27 (5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No.4.27(5) (a) (b) (c), parking may be -----</p>
13	6.8 (iii)	<p>Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height below the beam, -----and like buildings, other buildings above 15 m. in height.</p>	<p>iii) Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height or as permissible as per regulation 9.33 below the beam, -----and like buildings, other buildings above 15 m. in height.</p>
14	1.1 Extent and Jurisdiction. i)	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works -----, Hill Station Municipal Councils, Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works -----, Hill Station Municipal Councils, Chikhaldara notified area (consisting Chikhaldara Hill Station M.C. & four villages), Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>
15	1.3.93 (xiv)	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building.</p>	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building.</p> <p>Note : Any building for residential or mix occupancy with height upto 24 mtr. but built up area upto 750 sq. mtr. on any floor and sprinkler system is provided and travel distance is maintained as per these regulations, shall not be considered as special building, subject to fire NOC.</p>
16	2.2.3 Ownership title and area	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land -</p>	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land</p>



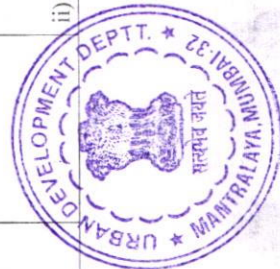
	<p>i) ----- ii) Original measurement plan/city survey sheet of the land or lands under development proposal issued by Land Record Department.</p>	<p>i) ----- ii) Original measurement plan/city survey sheet of the land or lands under development proposal issued by Land Record Department. <i>provided that, where City Survey of the whole gaathan area is not done by the City Survey Department, in that case the measurement plan authenticated by the Architect having signatures of adjacent plot / land holders may be acceptable.</i></p>
17	<p>3.1.2 Distance of Site from Electric Lines Table No.3A - Distance of site from Electric Lines</p>	<p>3.1.2 Distance of Site from Electric Lines Table No. 3 - Distance of site from Electric Lines</p>
18	<p>3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. The highways passing through the cities shall be treated as city roads.</p>	<p>3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. All the classified roads passing through the ULBs i.e. Municipal Corporations / Municipal Councils/Nagar Panchayats shall be treated as city roads.</p>
19	<p>3.3.8 Access from the Highways/ Classified Roads (a) ----- (b) ----- Notes - -----</p>	<p>3.3.8 Access from the Highways/ Classified Roads (a) ----- (b) ----- Notes - ----- <i>This provision shall applicable to Area Development Authorities / Metropolitan Region Development Authorities / Special Planning Authorities/New Town Development Authorities and Regional Plan Areas</i></p>
20	<p>3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv) For special buildings ----- of means of access shall be ensured; (b) The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than at least 9 m.</p>	<p>3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv) For special buildings ----- of means of access shall be ensured; The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than 9 m. in congested area and 12m. in non-congested area.</p>
21	<p>3.4.1 (ii) Recreational Open Space (ii) For the plots having area upto 0.4 ha. regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission.</p>	<p>3.4.1 Recreational Open Space (ii) For the plots having area upto 0.4 ha. regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission. <i>However, for plots having area 0.4 ha. or more regularised under this Act, all the provisions of UDPCR including Recreational Open Space, Amenity space, shall be applicable.</i></p>
22	<p>3.5 PROVISION FOR AMENITY SPACE 3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development. These amenity spaces ----- if it is required for the following five purposes only. If it is not required ----- with the consent of the owner.</p>	<p>3.5 PROVISION FOR AMENITY SPACE 3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development. These amenity spaces -----, if it is required for the following six purposes only. If it is not required -----with the consent of the owner.</p>



23	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated ad equivalent to Public Semi-public Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated as equivalent to Public Semi-public Zone.
24	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone. <i>iv) Recreation Centres,</i> <i>v) Recreational Zone</i>
25	4.4.2	4.4.2 (iv)(a) Service Industries XH) Nil	4.4.2 (iv)(a) Service Industries XII) <i>Manufacture of structural stone goods, stone dressing, stone crushing and polishing, Manufacture of earthen & plaster states and images, toys and art wares and Manufacture of cement concrete building components, concrete jallies, septic tank, plaster of paris work lime mortar etc.</i>
26	4.11	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- d) The FSI shall not ----- not exceeding 9m. shall be permissible.	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- b) The FSI shall not ----- not exceeding 9m. shall be permissible.
27	4.11	4.11- Agricultural Zone ----- xxxxiii) Nil	4.11- Agricultural Zone <u>The following uses shall be permissible :-</u> ----- xxxxiii) <u>Development of Housing for EWS / LIG as per Regulation No. 7.7.</u>
28	4.11	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked.	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked. <u>Notwithstanding anything contained in this regulation, an individual use as mentioned in this regulation may be permissible, on road having minimum width of 12 m. The minimum plot size for this regulation shall be entire holding mention in the single 7/12 extract or minimum of 4000 sq.m. In any case Sub-division / layout shall not be permitted.</u>
29	4.12	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nallahs, respectively, or subject to distances mentioned in regulation No. 3.1.3.	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nallahs, respectively, or subject to restrictions mentioned in regulation No. 3.1.3.
30	6.5	6.5 FSI OF GREEN BELT FSI of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.	6.5 FSI OF GREEN BELT Basic FSI alongwith full potential of premium FSI and TDR of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.



31	4.16	4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xvi, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.1, 0.15 respectively.	4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xv, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.2, 0.1, 0.15 respectively.
32	4.16	4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, farm houses meant for forest tourist / servants / technicians / owner and for storing of fertilizes etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly. Provided that, layout of the forest houses / farm houses may be permitted for areas more than 0.4 hectare.	4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, meant for forest tourist / servants / technicians / owner and for storing of fertilizes etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly. Provided that, layout of the forest houses may be permitted for areas more than 0.4 hectare.
33	4.27	4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses.	4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses. <u>Convenience Shops may be permitted within 15% of basic FSI.</u>
34	4.11	(xxxxiv) - Nil	4.11 (xxxxiv) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1.
35	4.16	(v) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI. (vi) Nil	(v) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1 subject to maximum 200 m. periphery from gaothan limit. (vi) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI.
36	5.1.8	5.1.8 – Provision of Amenity Space - v) Provisions of Regulation No. 3.5.1, except (ii) shall be applicable to this regulation.	5.1.8 – Provision of Amenity Space - v) Provisio n of Regulation No. 3.5.1, shall be applicable to this regulation.
37	5.1.1	5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- --- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are not prepared in the Regional Plan for such area;	5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are <u>prepared or</u> not prepared in the Regional Plan for such area; However the proposed development within such belt shall be guided by the road network of published / sanctioned zone plans or elsewhere proper road network plan prepared and approved by the Director of Town Planning within 6 months or within such time limit as extended by Government. ii) -----



	iii) ----- iv) in the case of settlements of categories mentioned in <u>(ii) and (iii)</u> above, falling in the planning areas / Zone Plans of Regional Plans, such distance from the goathan limits shall be 500 meters only; v) in the case of village settlements in the Western Ghat hilly area (eco sensitive zone) in Regional Plan of Satara, and Pune, <u>Ahmednagar, Dhule, Kolhapur, Nashik, Nandurbar, Sangli, Sindhudurg, Thane, Palghar and Raigad District or as notified by Govt. from time to time</u> such distance shall be 200 m. only;
38	5.1 FOR ALL REGIONAL PLAN AREAS 5.1.6 Station Area Development. The development around the <u>Sub-urban railway station</u> upto a distance of 500 m. shall be -----development, subject to following. ----- 5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof <u>subject to maximum receiving potential prescribed in these regulations</u> may be made available in-situ ----- in Regulation of TDR. 6.2.1 - Table 6-D, Note : 20 - Nil
39	5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof may be made available in-situ ----- ----- in Regulation of TDR. 6.2.1 - Table 6-D, Note : 20 - Nil
40	6.2.1 - Table 6-D, Note : 20 - Nil
41	6.3 Table No.6G Note - xiv) Entire area of plot may be considered ----- after deducting area under D.P. road and amenity space . This shall be applicable in cases where reservation area or amenity space is handed over to the authority. 6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors/ podium/ basement, if used for parking including passages therein.
42	6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors/ podium/ basement, if used for parking including passages therein.
43	6.10.1 (i) 6.10 HEIGHT OF BUILDING This regulation shall be -----, unless and otherwise specified in the respective regulation.



6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area.	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area	70
3	For All Municipal Councils, Nagar Panchayats, Non Metropolitan Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
Nil

7.7
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note -Nil
7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7 shall be permissible in ----- lie with the owner / developer.
Note -Nil

6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible ht (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR, Metropolitan Authorities area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	70
3	For All Municipal Councils, Nagar Panchayats, Non Metropolitan Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
ii) The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
iii) For the land in possession of MSRTC, maximum 2/3 FSI out of maximum building potential shall be permitted to be utilized for commercial use. Provided that, Minimum 50% contiguous land shall be used for principal purpose of MSRTC.

7.7
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note - Out of the permissible FSI, 10% of the basic FSI mentioned in Regulation No. 6.1 or 6.3, shall be allowed for commercial use.-
7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7.1 shall be permissible in ----- lie with the owner / developer.
Note - Out of the permissible FSI, 10% of the FSI shall be allowed for commercial use.



46	<p>8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable.</p>	<p>8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable. <u>Parking requirement as stipulated in Table-8 B and Table- 8 C, may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full potential. In such cases the difference between number of parking required for such part potential and full permissible potential shall be liable for payment of charges as above, at the time of final occupancy certificate for such sanctioned permission,</u> <u>or</u> <u>If the building permission proposal for the balance potential is not submitted before such final occupancy certificate, then such excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost.</u></p>
47	<p>9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.</p>	<p>9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 to 100 tenements and thereafter the quantum mentioned in the said provisions shall be provided.</p>
48	<p>4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (I) Residential Zone -Following other zones shall be Treated as equivalent to Residential zone. (iv) Residential Zone – R-2, R-3 (v) Residential Zone – R-4, with payment of premium</p>	<p>4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (I) Residential Zone -Following other zones shall be treated as equivalent to Residential zone. (iv) Residential Zone – R-2 (v) Residential Zone – R-3 and R-4, with payment of infrastructure cost as decided by the Authority.</p>
49	<p>10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, 10.4.1 and 10.14.1 shall cease to operate on 1st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.</p>	<p>10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, and 10.14.1 shall cease to operate on 1st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.</p>
50	<p>10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B – Note – 4 Height of building ii) For Sr.No. 1, 2 & 3 – upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.</p>	<p>10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B – Note – 4 Height of building ii) For Sr.No. 1, 2 & 3 – upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.</p>

